

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

QUITCLAIM DEED

Whereas, Julia A. Garrison, Janie H. Martin, T. D. Bennett, Walter B. Bennett and E. W. Bennett executed a certain Power of Attorney, which is duly recorded in the R. M. C. Office for Greenville County in Book of Deeds 164 at page 161, pursuant to which the persons therein designated executed certain deeds to W. B. Bennett and T. C. Bennett recorded in Book of Deeds 114 at page ~~W. B. Bennett and T. C. Bennett recorded in Book of Deeds 114 at page~~ 595 and Book of Deeds 160 at page 120, respectively, who thereafter by successive deeds conveyed the lands hereinafter described to Herman L. Neely, said deeds being recorded in Book of Deeds 180 at page 496 and Book of Deeds 209 at page 214, respectively; and

Whereas, a question has arisen as to the validity of the Power of Attorney, because of the fact that E. W. Bennett did not actually sign and execute the same, and as to the validity of the deeds because of the fact that said "attorneys-in-fact" did not execute the deeds above referred to in such form as to convey their individual interests; and

Whereas, the said deeds were executed by the attorneys-in-fact in partition of the lands owned by the eight children of T. B. Bennett, deceased, all of the other deeds being duly recorded in the R. M. C. Office for Greenville County, South Carolina.

Now, Therefore, we, C. H. Bennett, T. C. Bennett, J. T. Bennett, and Walter B. Bennett, T. D. Bennett, Julia A. Garrison, Janie H. Martin and E. W. Bennett, by C. H. Bennett, T. C. Bennett, and J. T. Bennett, attorneys-in-fact, and E. W. Bennett, individually, in the County and State aforesaid, in consideration of One Dollar (\$1.00) and premises, to us paid by Herman L. Neely, in the County and State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Herman L. Neely, and his heirs and assigns forever.

All those two (2) certain pieces, parcels or tracts of land described as follows:

Tract No. 1: All that certain piece, parcel or tract of land situate in Oaklawn Township, State and County aforesaid, containing twenty-one and one-fourth ($21\frac{1}{4}$) acres, more or less, adjoining lands of T. C. Bennett, Ollis Williams, H. W. Neely, and others and being part of the lands of the late T. B. Bennett; see deed of T. D. Bennett to W. B. Bennett, et al. date Of January 5, 1932, and recorded in the R. M. C. Office for said County in Vol. 160, at page 60, also Power of Attorney dated January 5, 1932, recorded in said R. M. C. Office in Deed Book 164, page 161. This being tract No. 2 of the said lands, and allotted to the said W. B. Bennett, and conveyed to the said W. B. Bennett by C. H. Bennett, T. C. Bennett, and J. T. Bennett, Attorneys in Fact, by deed dated January 11, 1934, and recorded in said R.M.C. Office in Book of Deeds 114, page 595.

The tract of land hereinabove described as devised to Dora G. Bennett by W. B. Bennett by will being of record in the Probate Judge's office for Greenville County, South Carolina.

This is the same tract of land conveyed to Herman L. Neely by Dora G. Bennett by deed dated March 9, 1936, recorded in the R. M. C. Office for Greenville County in Book of Deeds 180 at page 496.

Tract No. 2: All that certain piece, parcel or tract of land situate, lying and being in Oaklawn Township, State and County aforesaid, containing eleven and three-tenths ($11\frac{3}{10}$) acres, more or less, bounded by land of Ollis Williams, also by lands conveyed by T. C. Bennett to B. S. Neely and to C. H. Davis, also lands of _____, being a part of that tract of land conveyed to me by C. H. Bennett, et al., deed dated Feb. 27th, A.D. 1933 and recorded in Vol. 160 page 120, in the R. M. C. Office for this County; also see confirmation deed, E. W. Bennett to T. C. Bennett, dated Nov. 22, A. D. 1938, also deed of C. H. Bennett, et. al. to T. C. Bennett, dated Dec. 19, A. D. 1938.

This is the same tract of land conveyed to H. L. Neely by T. C. Bennett by deed dated March 6, 1939, recroded in the R. M. C. Office for Greenville County in Book of Deeds 209, at page 214.

E. W. Bennett joins in the execution of this deed individually to remove any doubt as to the validity of the Power of Attorney and to signify his ratification of said deeds. C.H. Bennett, T. C. Bennett and J. T. Bennett join in the execution of this deed individually in order to remove any cloud from the title and to ratify and make effective the deeds hereinabove referred to.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

To Have and to hold, all and singular the premises before mentioned unto the said Herman L. Neely, and his heirs and assigns, forever.