

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,

County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That C. G. Gunter, Incorporated,

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Thirty-nine Hundred Fifty (\$3950.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto N. Victor Smith, his heirs and

assigns, all that certain tract of land about ten miles east of Greenville Court House, S. C., on the Enoree River, near Pelham, S. C., on both sides of the Augusta-Batesville Road, and containing 120.6 acres, according to a plat made by H. S. Brockman for said N. Victor Smith, November 14, 1940. Said land has the following metes and bounds, to-wit:

BEGINNING at a maple 3xom on the south side of a branch, at the corner of lands of E. J. DeCamp and Mrs. J. W. Baker, and running thence with the line of Mrs. J. W. Baker lands, N. 33 E. 4.60 to stake, N. 47 E. 3.00 to stake, N. 33-30 E. 3.00, N. 18-30 E. 3.32 to a stake, N. 1 E. 1.92 to a stake, N. 18 E. 7.25 to an iron pin; thence crossing the public road, still on line of Mrs. J. W. Baker land, N. 46-15 E. 26.38 to an iron pin; N. 29-25 E. along a gully 5.04 to an iron pin in gully; thence N. 37-15 E. 2.75 to an iron pin; thence N. 66-45 E. 1.22 to an iron pin on the west bank of Enoree River; thence N. 19 W. 5.21 to pin, 1.73 from Enoree River; thence along the line of the Martin land, S. 53-30 W. 7.25 to a stone on Martin corner; thence along the Martin land, N. 64-15 W. 11.35 to a stone on J. D. Holtzclaw's corner; thence along J. D. Holtzclaw line S. 56 W. 19.85 to a stone; thence still on J. D. Holtzclaw line, S. 23-30 W. 7.27 to a stone in Augusta Road; thence crossing said Augusta Road S. 23 W. 9.63 to a hickory, still on J. D. Holtzclaw line; thence S. 28 W. 6.80 to a pine; thence S. 43-30 W. 6.50 to a stone, Charley Morris corner; thence along Charley Morris line S. 49-30 W. 12.50 to a pin, on branch of creek; thence still along Morris line, S. 46 W. 2.49 to a stone, S. 28 W. 4.70 to a stone, S. 33 W. 2.85 to a stone, S. 46 W. 1.60 to a stone on corner of Will Walker; thence along Will Walker line, S. 59-30 E. 8.64 to a stone on E. J. DeCamp corner; thence along E. J. DeCamp line, N. 15 E. 4.08 to a stake, N. 46 E. 4.00 to a stake, N. 81 E. 2.08 to a stake, N. 68 E. 4.50 to a stake, N. 16 E. 2.50 to a stake, N. 85 E. 3.90 to a stone, N. 57 E. 1.35 to an iron pin in large rock, on bank of creek, thence along said creek S. 62-50 E. 8.71 to a maple, 3xom, on bank of creek, beginning corner.

The above tract of land is the same conveyed to the grantor by The Federal Land Bank of Columbia, S. C., by deed dated October 13, 1933, recorded in Deed Book 152, Page 2, R. M. C. Office for said Greenville County, which deed described said land as containing 118.5 acres, but on re-survey the said land was shown to contain 120.6 acres.

It is intended that this deed shall convey only the land conveyed to the grantor in the deed last above mentioned.

As a part of the consideration above expressed, (\$3,950.00), the grantee herein assumes and agrees to pay a Federal Land Bank note and mortgage on said premises, executed by the Grantor, recorded in Mortgage Book 249, Page 70, R. M. C. Office for said Greenville County, on which there is a balance owing on the principal of Eighteen Hundred No/100 (\$1,800.00). The grantor has paid the interest on said sum to January 1, 1941.

Greenville, S. C., December 14, 1940

It is hereby certified that at a meeting of the stockholders and directors of C. G. Gunter, Incorporated, held on December 14, 1940, all of said stockholders and directors being present in person or by proxy, it was unanimously resolved that the within deed be executed for the consideration and on the terms and conditions stated therein.

ATTEST:

J. S. Gunter

President

C. G. GUNTER, INCORPORATED

BY

C. G. Gunter

Secretary

Recorded December 14th 1940 at 10:55 A.M.

No. 17691

JWH