

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
Greenville County,

KNOW ALL MEN BY THESE PRESENTS, That I, J. B. Ricketts, Trustee, of the City of Greenville

in the State aforesaid.

in consideration of the sum of Two Thousand (\$2,000.00)

DOLLARS.

to me paid by John W. Pearson and Clarence Pearson

in the 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 John W. Pearson and Clarence Pearson

All that piece, parcel or lot of land in ----- Township, Greenville County, State of South Carolina.

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville and in Oaklawn Township, as shown on a certain map or plat, designated as Map No. 2 of Woodville Farms, made by Dalton and Neves in October 1943 and described by metes and bounds as follows:

Beginning at a stake at the Northeastern corner of said tract of land, such place of beginning being the center line of a certain branch shown on said plat and running thence in a Southwesterly direction along the said branch as a line approximately Two Thousand Nine Hundred and Four (2,904) feet, (Forty-Four chains), to an iron pin (A traverse line of the Southwesterly course of said branch being as follows: from said place of beginning run South 47-11 West One Hundred Thirty-Three (133) feet to a stake; thence South 38-31 West Ninety-Six (96) feet to a stake; thence South 57-44 West One Hundred Eighty-One and Seven-Tenths (181.7) feet to a stake; thence South 61-29 West Two Hundred (200) feet to a stake; thence South 25-37 West One Hundred and seventy (170) feet to a stake; thence South 47-45 West Three Hundred and Two (302) feet to a stake in branch; thence South 72-50 West One Hundred and Ten (110) feet to a stake; thence South 49-35 West One Hundred and Thirty (130) feet to a stake; thence South 40-54 West Three Hundred and Sixty-Five (365) feet to a stake; thence South 48-14 West One Hundred and Sixty-Five (165) feet to a stake; thence South 39-51 West Three Hundred (300) feet to a stake; thence South 16-10 West Three Hundred and Seventeen (317) feet to a stake; thence South 51-51 West One Hundred Twenty-Six and Three-Tenths (126.3) feet to an iron pin); and running thence South 41-0 East One Thousand Ninety-Four and Eight-Tenths (1,094.8) feet to a stake in the center line of a certain creek as shown on said plat; and running thence in a Southeasterly direction along the said creek as a line approximately One Thousand Seven Hundred and Forty-Nine (1,749) feet (Twenty-Six and Fifty-Hundredths chains) to a stake in said creek (A traverse line of Southeasterly course of said creek being as follows: from said stake in the center line of the creek run North 88-20 East Fifty Six and Five-Tenths (56.5) feet to a stake; thence North 68-57 East One Hundred Twenty-Eight (128) feet to a stake; thence South 48-27 East One Hundred Fifty-Eight (158) feet to a stake; thence South 31-52 East Three Hundred Forty-Five (345) feet to a stake; thence South 45-23 East Two Hundred Sixty-Eight (268) feet to a stake; thence South 26-17 East One Hundred and Fifty (150) feet to a stake; thence South 38-27 East Two Hundred and Sixty (260) feet to a stake; thence South 21-12 East Two Hundred and Eighty (280) feet to a stake; thence South 58-56 East One Hundred and Seventy-Four (174) feet to a stake in said creek); and running thence North 4-0 East Eight Hundred and Twenty-Six (826) feet to an iron pin; thence North 2-30 East One Thousand and Ninety-One and Eight-Tenths (1,091.8) feet to an iron pin; thence North 25-0 West Six Hundred and Sixty (660) feet to a large Red Oak tree; thence North 2-10 East One Thousand Three Hundred and Sixty-Seven (1,367) feet to the place of beginning, the above described tract of land containing 84.25 acres more or less.

There is included in this description the County Road which runs from the Greenville-Augusta Highway to the Town of Pelzer, South Carolina, and this conveyance is subject to all rights of way heretofore acquired by the county or the public to that certain strip of land designated and shown upon said plat as a county road and passing from East to West through the tract of land above described.

// This conveyance is made by J. B. Ricketts, Trustee, under the terms of a Trust Agreement executed by Farmers Loan and Trust Company and recorded in Book 247 at page 234, and under the Decree of Court of Common Pleas, dated September 26, 1942, in case of J. B. Ricketts, as Trustee, vs. Woodside Cotton Mills Company et al and recorded in Judgment Roll E 9341.