

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

D E E D

WHEREAS, T. D. Bennett, as executor of the estate of T. B. Bennett, deceased, by virtue of authority and power contained in the will of said deceased, conveyed a certain tract of land of approximately three hundred and twenty-one (321) acres to Walter B. Bennett, T. D. Bennett, C. H. Bennett, T. C. Bennett, J. T. Bennett, E. W. Bennett, Julia A. Garrison and Janie H. Martin, said deed being dated January 5th, 1932 and recorded in the R. M. C. Office for Greenville County in Deed Book 160 at page 160, and

WHEREAS, on January 5th, 1932 W. B. Bennett, T. D. Bennett, Julia A. Garrison, Janie H. Martin and E. W. Bennett by proxy executed a power of attorney to C. H. Bennett, T. C. Bennett and J. T. Bennett to sell, convey and manage said tract of land, said power of attorney, being recorded in Deed Volume 164 at Page 161 of the R. M. C. Office for Greenville County, and subsequently the said C. H. Bennett, J. T. Bennett and T. C. Bennett by deed dated May 26th, 1933, recorded in the R. M. C. Office for Greenville County, S. C. in Deed Volume 187 at Page 2, purported to convey, as attorneys in fact, a four acre tract of land to S. D. Watkins, the same being a portion of the original three hundred and twenty-one (321) acre tract, all of which is situate in Oaklawn Township, State and County aforesaid, and

WHEREAS, S. D. Watkins conveyed to Ed McGraw, the grantee herein, two acres of said four acre tract of land by deed dated November 16th, 1936 and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Volume 259 at Page 334, and the said grantee herein still owns a portion of said two acre tract of land hereinafter described, 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 said deed in such form as to convey their individual interests, nor did the wives of any of the grantors renounce their dower interests,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That We, C. H. Bennett, T. C. Bennett, J. T. Bennett and E. W. Bennett, individually, 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, their attorneys in fact, in the State aforesaid, in consideration of the sum of One (\$1.00) Dollar and the premises to us paid by Ed McGraw 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 Ed McGraw, his heirs and assigns forever:

All that certain piece, parcel or tract of land situate, lying and being in Oaklawn Township, County of Greenville, State of South Carolina, containing 1 acre more or less, and being more particularly described as follows:

Beginning at a point in the center of a road, corner of property now or formerly of Welborn, and running thence with the line of said property N. 80½ E. 2.60 chs. to a point, corner of Turner land; thence with the line of said land in a northerly direction 3.15 chs. to an iron pin, corner of Reese property; thence with the line of said property S. 88 E. 3.5 chs. to a point in center of said road; thence with the center of said road in a southerly direction 3.5 chs. to the beginning corner.

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 deed. 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 herein above referred to and the wives of the said parties have herein renounced their dower, other than