

The above lands included within this conveyance contain one acre devised by the will of O. B. Sexton to Eugene Cheney "Provided the said Eugene Cheney proves a worthy and dutiful boy". The said Eugene Cheney having failed to meet the requirements of said will by leaving and staying away from home both before and since the death of said O. B. Sexton and not otherwise having proved a "worthy and dutiful boy", the one acre referred to in said will was not set off to him but is intended to be included in this conveyance. The said O. B. Sexton died testate on or about August 14, 1925, as will appear by reference to Apartment 200, File 17 of the records of the Probate Court for Greenville County, South Carolina.

This conveyance is made subject to the right-of-way and easement heretofore granted by the grantors to Lennie Mae Clayton in the deed to her referred to above. Said right-of-way and easement is 12 feet in width and extends along parallel lines along the Southwestern boundary of the property of the grantors.

This being a part of the same property acquired by Margie Sexton (Now Margie Sexton Walker) under the will of the said O. B. Sexton referred to above. The said Margie Sexton Walker conveyed the above property to S. W. Walker by deed dated August 31, 1936, and recorded in the R. M. C. for Greenville County in Deed Vol. 170, at page 162, and in said conveyance a life estate was reserved to the said Margie Sexton Walker.

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-----

James G. Hayes and Alice S. Hayes-----

their-----Heirs and Assigns forever.