

THE STATE OF SOUTH CAROLINA,
COUNTY OF Greenville

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KNOW ALL MEN BY THESE PRESENTS. That I, Arthur Zimmerman,
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in the State aforesaid, in consideration of the sum of \$5.00 and other considerations
hereinafter set forth Dollars
to me in hand paid at and before the sealing of these presents
by James McCullough
(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 James McCullough, subject to
the life estates and conditions hereinafter set forth,

all that piece, parcel or lot of land in Oneal Township,
County, State of South Carolina, containing Thirteen and 08/100 (13.08) Acres,
more or less, on Frohawk Creek, bounded by lands of Lee Burnett,
Gordon Moon, W.I. Moore and Hodge, and being known as the home
place of the said Arthur Zimmerman, and being the same property
conveyed to Arthur Zimmerman by deed of Lee McMakin, recorded in
Deed Book 21, page 102, and by deed of J.L. Burnett, recorded
in Deed Book 83, page 114, R.M.C. Office for Greenville County.

The grantor herein expressly reserves unto himself a life
estate in the property described, and also a life estate for
his wife, Malissa Zimmerman, and also reserves the right for his
sister, Bessie Z. Jackson, to reside in the home dwelling as long
as she lives.

The said James McCullough is to have the right to cultivate
the land, beginning as of this date, and is to pay a rental to
the said Arthur Zimmerman of not less than \$100.00 annually and
feedstuff for his cow during the lifetime of the said Arthur
Zimmerman, and if the said Malissa Zimmerman survives her husband
she is to receive the same rental for the remainder of her life.
If the said Bessie Z. Jackson survives both Arthur Zimmerman and
Malissa Zimmerman she is to receive the same rental for the
remainder of her life.

The said James McCullough is to assume the responsibility of
keeping the buildings in good repair, and to carry a reasonable
amount of insurance thereon, and also to keep the taxes paid on
the property.

If the said James McCullough fails to reasonably comply with
the terms hereof he agrees to re-convey the property to the said
Arthur Zimmerman, or to his widow if he fails to comply for her
benefit.

If the said James McCullough should for any reason be unable
to comply his wife may have the opportunity to carry out the
terms hereof.