

State of South Carolina,

VOL 512 PAGE 27

Greenville County

Know all Men by these presents, That

I, Pearl C. Smith, of Greenville County,

FILED
GREENVILLE CO. S. C.

NOV 10 1 57 PM 1954

OLLIE FARNSWORTH
R. M. C.

in the State aforesaid, in consideration of the sum of

Ten Dollars (\$10.00) and love and affection

Dollars

to me paid by Isabell H. Smith and D. Ervin Smith

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 Isabell H. Smith and D. Ervin Smith, for and during the terms of their natural lifetimes,

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, west of the Old Dunham Bridge Road, being known and designated as a small portion of Lot No. 17 of the property of the estate of Arthur J. Phillips according to a survey prepared by W. J. Riddle dated April, 1948 and recorded in the R. M. C. office for Greenville County in Plat Book S, at page 97, and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at a point in line with the southern edge of Lot No. 16, which point is 249.9 feet west of the joint front corner of Lots 16 and 17, and running thence along the southern line of Lot No. 16, N. 63-27 W. 75 feet to a point; thence S. 26-33 W. 75 feet to a point; thence S. 63-27 E. 75 feet to a point; thence N. 26-33 E. 75 feet to the beginning corner; together with a 10-foot easement for ingress and egress to said property, which easement shall have a width of 10 feet and a total depth of 249.9 feet and shall run from the Old Dunham Bridge Road to the above described property, and being a portion of the same property conveyed to me by Christine Phillips by deed dated March 10, 1951 and recorded in the R. M. C. office for Greenville County in Vol. 430, at page 387.

This deed is to the grantees for and during their respective lifetime and that at the death of the last surviving grantee, the above described property is to revert to the grantor or her heirs and assigns. It is understood between the grantees and the grantor that the grantees have erected a dwelling on said property and that the parties hereto agree that the improvements on this property shall have a total value of \$1500.00 (unless the parties hereto otherwise agree by separate instrument that said property shall have a different value). After the death of both grantees herein, the property and all improvements thereon shall revert to the grantor or her heirs and assigns; however, on the death of both grantees herein, the grantor hereby agrees to pay to the four children of the grantees (if any child shall predecease the grantees, his or her children shall be entitled to the share the parent would have been entitled, if living), and the grandchild of the grantees a total of \$1500.00 to be divided as follows:

Floyd H. Smith - 1/5
 Lucile S. Holmes - 1/5
 David R. Smith - 1/5
 Louise S. Bond - 1/5
 Carolyn Smith - 1/5

It is further agreed between the parties hereto that this agreement shall not constitute a lien or charge against the above described property, and that no purchaser or encumbrancer shall be required to determine if this agreement has been fulfilled.