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BOOK 572 PAGE 429

OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE

WHEREAS, L. A. Fowler did convey unto his daughter, Ida F. Burdett on the 22nd day of March, 1927 conveying 40.42 acres in Austin Township, County of Greenville, State of South Carolina as will appear in deed book 136 at page 27 and whereas the deed contained the following clause: " a part of the consideration of this deed is that the said Ida F. Burdett shall pay to me \$64.00 each year as long as I live and if the said Ida F. Burdett fails to pay the said \$64.00 as stated above then this deed shall become null and void and the land herein shall revert to my estate".

L. A. Fowler died on March 21, 1931 as shown by reference to the probate records of Greenville County in Apt. 273, File 3 wherein he left a will disposing of his property but made no mention of the release of this reverter clause above stated and the Will contained no residuary clause. The records do not indicate that L. A. Fowler released the reverter clause by deed.

L. A. Fowler left as his heirs at law and distributees, his widow, Grace Fowler, who is now deceased, and the following children, Curtis W. Fowler; D. W. Fowler, who is now deceased and who had no children and whose wife is also deceased; M. Gertrude Verdin, who is now deceased, leaving as her heir at law and distributee, C. F. Verdin, her husband and five children, Kathryn Jones, James Verdin, Ben F. Verdin, Lou Ella Ponder and Charles E. Verdin; Jesse A. Fowler; Ida E. Burdett (the same as Ida F. Burdett); T. T. Fowler; Walter A. Fowler; Pearl N. Wilson; and Lola P. Cox.

NOW, THEREFORE, In order to remove the cloud from title the present heirs of L. A. Fowler do hereby desire to quit claim unto the present owners of said property any and all interest which they might have in and to the above described 40.42 acres.

Ida F. Burdett conveyed the property to P. J. Verdin in Deed Book 199 at Page 487 and P. J. Verdin conveyed said 40.42 acres unto M. P. Hooker, N. H. Newton and I. H. Philpot in Deed Book 252 at Page 64, who in turn conveyed to W. R. Cox and N. L. Cox in Deed Book 266 at page 88; thereafter W. R. Cox and N. L. Cox conveyed 24.19 acres unto C. J. Cox and Mrs. N. H. Cox in deed book 308 at page 129; it is the intention of the grantors herein to convey unto C. J. Cox and Mrs. N. H. Cox all of their interest by quit claim deed and likewise convey their interest unto W. R. Cox and Mrs. N. L. Cox or their assigns the remaining 16.23 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That Curtis W. Fowler; C. F. Verdin; Kathryn V. Jones; James Verdin; Ben F. Verdin; Lou Ella Ponder; Charles E. Verdin; Jesse A. Fowler; T. T. Fowler; Walter A. Fowler; Pearl N. Wilson; and Lola P. Cox, in the State aforesaid, and the consideration of the sum of One and no/100 (\$1.00) Dollars to us in hand paid at and before the sealing of these presents by us, the receipt whereof is hereby acknowledged do hereby grant, bargain, release and quit claim unto the said C. J. Cox and Mrs. N. H. Cox, their respective heirs and assigns, and unto W. R. Cox and Mrs. N. L. Cox, their respective heirs and assigns, all that piece, parcel or lot of land in Austin Township, County of Greenville, State of South Carolina containing 40.42 acres, more or less, according to plat of W. J. Riddle dated March, 1927 and being described as follows:

Beginning on Old Anderson Bridge Road, near Pliney School house; thence S 13 E, 1500 feet; thence S 86-30 E, 1360 feet; thence with the old line, N 20-24 E, 112 feet; thence N 18-40 E,