

PRESENTS DO GRANT, BARGAIN, SELL AND RELEASE UNTO  
THE SAID WILLIAM SAM COATES, HIS HEIRS AND ASSIGNS,

ALL MY RIGHT, TITLE AND INTEREST, THE SAME  
BEING A ONE-FOURTH UNDIVIDED INTEREST, OF, IN OR TO,

ALL THAT PIECE, PARCEL OR TRACT OF LAND SITUATE,  
LYING AND BEING IN OAKLAWN TOWNSHIP, GREENVILLE COUNTY,  
SOUTH CAROLINA, HAVING THE FOLLOWING DESCRIPTION:

BEGINNING AT A PINE ON A PUBLIC ROAD AND RUNNING  
THENCE N. 4-45 W. 1790 FEET TO A STONE; THENCE N. 79-30  
W. 70.5 FEET TO A STONE; THENCE S. 21-10 W. 1570 FEET  
TO A STAKE; THENCE S. 74-25 E. 750 FEET TO A STAKE;  
THENCE S. 13-35 E. 1580 FEET TO A STONE; THENCE N.  
70-35 E. 718 FEET TO A STONE; THENCE N. 65-30 E. 836  
FEET TO A STAKE; THENCE N. 23-10 W. 992 FEET TO THE  
PLACE OF BEGINNING, AND SHOWN AS A SIXTY-THREE AND  
ONE-HALF ( $63\frac{1}{2}$ ) ACRE PARCEL DESIGNATED AS "TRACT 3"  
ON A "PLAT OF H. T. RICE ESTATE", RECORDED IN THE  
R. M. C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA,  
IN PLAT BOOK "E", AT PAGE 177; LESS, HOWEVER, A TRACT  
OF LAND CONTAINING 16.14 ACRES ACCORDING TO A PLAT OF  
"PROPERTY OF JAMES E. COATES" PREPARED BY C. O. RIDDLE,  
SURVEYOR, IN FEBRUARY, 1957 AND RECORDED IN SAID R.M.C.  
OFFICE IN PLAT BOOK "II" AT PAGE 190, BEING THE SAME  
16.14 ACRES DESCRIBED IN A DEED FROM WILLIAM SAM COATES  
TO JAMES E. COATES, WHICH IS INCLUDED IN THE ABOVE  
DESCRIBED  $63\frac{1}{2}$  ACRE TRACT BUT EXCLUDED FROM THIS CON-  
VEYANCE, LEAVING 47.36 ACRES, MORE OR LESS, WHICH IS  
HEREBY CONVEYED.

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 WILLIAM SAM COATES,  
HIS HEIRS AND ASSIGNS FOREVER.

AND I DO HEREBY BIND MYSELF AND MY HEIRS, EXECUTORS  
AND ADMINISTRATORS TO WARRANT AND FOREVER DEFEND ALL  
AND SINGULAR THE SAID PREMISES UNTO THE SAID WILLIAM  
SAM COATES, HIS HEIRS AND ASSIGNS, AGAINST ME AND MY  
HEIRS AND AGAINST EVERY PERSON WHOMSOEVER LAWFULLY  
CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.