

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DEED OF CONVEYANCE
GREENVILLE CO. S. C.

FILED
JUL 27 9 45 AM '70
OLLIE FARNSWORTH
R. H. C.

WHEREAS, Jane B. Hart by deed dated June 17, 1954, recorded in Deed Book 503 at page 140 conveyed to David W. O'Steen and Immogene T. O'Steen 1100 acres, more or less, as described in said deed; LESS, HOWEVER, 6.46 acres as shown on plat made by J. C. Hill and recorded in Plat Book HH at page 95; and

WHEREAS said deed contained the following language:

"Grantor reserves and retains to herself an undivided 1/8 interest in all mineral rights on this property;" and

WHEREAS John T. Holbrook is now the owner of the 6.46 acres excepted in the above deed and also a portion of the land described in Deed Book 530 at page 140 and has raised some questions as to the sufficiency of his title; and

WHEREAS Jane B. Hart by exemplified copy of her will filed in Apartment 768 at File 4 in the office of Probate Court for Greenville County devised all property of every nature and kind to Walter J. Bauernfeind.

NOW THEREFORE, I, Walter J. Bauernfeind, for and in consideration of \$1.00 do hereby grant unto John F. Holbrook and all other persons owning any portion of the land described in Deed Book 503 at page 140, their heirs and assigns, all mineral rights, if any, which I may have by virtue of the will of Jane B. Hart.

TO HAVE AND TO HOLD the same unto the grantees, their heirs and assigns.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 23 day of July, 1970.

Walter J. Bauernfeind
Walter J. Bauernfeind (SEAL)

In the presence of:
Eric D. Schuetz
Irene Koerner

-480-650.2-1-4 (Noted)