

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that We, Edward Hugh Sane and Ruby Lipe Sane

in consideration of One and no/100 (\$1.00)

Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

JOHN D. SANE, as trustee, his successors and assigns:

All of that tract of land in the County of Greenville, State of South Carolina, in O'Neal Township, east of Travelers Rest, containing 15.15 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in Circle Road, a road that runs southerly from Tiger-ville Road, at the corner of Cason & Turner and Margaret T. Martin and the tract this day conveyed by Edward Hugh Sane to Ruby Lipe Sane, and running thence along Ruby Lipe Sane S 41-44 E 290 feet to an iron pin; thence S 09-26 W 800 feet to an iron pin; thence S 05-26 W 685 feet to an iron pin on the branch; thence following the branch as the line in a northerly direction 251.96 feet more or less to the original corner in the line of Oscar Hart; thence along the Hart property N 9-15 E 368.28 feet to an iron pin; thence N 29-30 E 689.7 feet to a point in the branch; thence with the branch the traverse of which is N 5 E 511.5 feet to the corner of Cason & Turner, thence N 75-30 W 715.44 feet to the point of beginning.

This is a portion of the property conveyed to E.H. and Ruby L. Sane in deed book 511, page 390. The purpose of this deed is to effect a mutual division of the property between E.H. and Ruby Sane, wherein E.H. Sane will convey his one-half interest in 14.85 acres more or less to Ruby L. Sane, as shown in plat book 4-4 page 31.

TO HAVE AND TO HOLD UNTO JOHN D. SANE, as trustee for the following uses and purposes to wit: To hold, control, manage, sell, convey, mortgage or otherwise deal with said property as Edward Hugh Sane shall direct, for the benefit of Edward Hugh Sane, paying unto Edward Hugh Sane any proceeds derived therefrom, or, to re-convey to Edward Hugh Sane upon the direction of Edward Hugh Sane. Purchasers, mortgagees and all other third persons dealing herewith are relieved from any and all liability to see to the proper application of the trust, its funds or any other aspect thereof, and his successors and assigns.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 23 day of September 19 71

SIGNED, sealed and delivered in the presence of:

Edward Hugh Sane (SEAL)
Edward Hugh Sane
Mrs Ruby Lipe Sane (SEAL)
Ruby Lipe Sane
(SEAL)

Charshell Sance
Bonnie Norman

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 23 day of September 19 71

Charshell Sance (SEAL)
Notary Public for South Carolina
MY COMMISSION EXPIRES
AUGUST 12, 1980

Bonnie Norman

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 23 day of September 19 71
Charshell Sance (SEAL)
Notary Public for South Carolina
MY COMMISSION EXPIRES
AUGUST 12, 1980

Mrs Ruby Lipe Sane
Ruby Lipe Sane

RECORDED this 23rd day of September 19 71 at 4:31 P. M., No 8760

-35C-501.3-1-46.1
DET OF 501.3-1-46