

Nov 15 12 59 PM '71

TITLE TO REAL ESTATE—Prepared by PYLE & PYLE, Attorneys at Law, Greenville, S. C.

OLLIE FARNSWORTH  
R. M. C.

For True Consideration See Affidavit

Book 34 Page 203

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Lula C. Talley, C. A. Talley, Paul M. Talley, David E. Talley and Frances W. Talley

in consideration of -- One and No/100, and other consideration-----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 Boise Cascade Urban Development Corporation, its successors and assigns, forever,

ALL that piece, parcel or tract of land situate, lying and being in Greenville County, South Carolina, containing 24.7 acres, and having, according to a survey prepared by Enwright Associates, March 16, 1971, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of White Horse Road in line of property now or formerly of C. A. Talley and running thence with the line of said property N. 40-54 E. 1146.3 feet to an iron pin; thence N. 72-26 W. 173.5 feet to an iron pin; thence N. 67-26 W. 196 feet to an iron pin; thence N. 40-07 E. 99.3 feet to an iron pin; thence N. 39-13 E. 342.2 feet to an iron pin; thence N. 39-47 E. 104.1 feet to an iron pin; thence N. 68-28 E. 320.9 feet to an iron pin; thence N. 48-13 E. 155.8 feet to an iron pin; thence N. 51-59 W. 160 feet to an iron pin; thence N. 34-16 E. 167.3 feet to an iron pin; thence N. 38-36 E. 180.2 feet to an iron pin; thence S. 39-55 E. 659.9 feet to an iron pin; thence S. 39-29 W. 2214.7 feet to an iron pin on the northwesterly side of White Horse Road; thence with said Road N. 59-27 W. 1044 feet; N. 52-17 W. 118.2 feet and N. 45-15 W. 108.6 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights-of-way, if any, appearing of record, on the premises, or on the recorded plat, which affect the property hereinabove described.

Barney E. Talley died testate July 24, 1967, as will be shown by reference to Apartment 998 File 21, Probate Court records of Greenville County devising his entire estate to his wife, Lula C. Talley, for her life and upon her death one-half to his son, C. A. Talley, and the remaining one-half to be divided equally among his grandchildren, David E. Talley Paul M. Talley, and Bruce Talley. Prior to his death and by deed recorded in Deed Book 660, Page 381, he conveyed to David E. Talley and Frances W. Talley a tract containing one acre, more or less, which is, however, included in the above description. By this conveyance Grantors David E. Talley and Frances W. Talley are conveying to Grantee 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)' hand(s) and seal(s) this 1st day of November 1971.

SIGNED, sealed and delivered in the presence of:

*C. V. Byle* (SEAL)  
*Lula C. Talley* (SEAL)  
*C. A. Talley* (SEAL)  
*Paul M. Talley* (SEAL)  
*David E. Talley* (SEAL)  
*Frances W. Talley* (SEAL)

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)' act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 1st day of November 1971.

*C. V. Byle* (SEAL)  
Notary Public for South Carolina.  
My Commission Expires 11/18/80

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

1st day of November 1971  
*C. V. Byle* (SEAL)  
Notary Public for South Carolina.  
My Commission Expires 11/18/80  
*Constance W. Talley*  
*Mary S. Talley*  
*Frances W. Talley*

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ at \_\_\_\_\_ M., No. \_\_\_\_\_

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10.2  
15.3 - 1 - 10.2