

GREENVILLE CO. S. C.

MAY 31 12 10 PM '73

DONNIE S. TANKERSLEY VOL 975 PAGE 709
R.M.C.

STATE OF SOUTH CAROLINA)

D E E D

COUNTY OF GREENVILLE)

WHEREAS, on March 16, 1963, William A. Johnson executed and delivered his deed conveying the premises described within to Mary Frances Bailey as Trustee for G. Garson Gilbert and Nancy B. Gilbert, and

WHEREAS, the terms of the trust as set forth therein required the conveyance of the premises unto G. Garson Gilbert and Nancy B. Gilbert upon their attaining the age of twenty-one years, and

WHEREAS, G. Garson Gilbert and Nancy B. Gilbert have each attained the age of twenty-one years but the said Mary Frances Bailey, as Trustee, failed to execute the conveyance required by the terms of the trust, and

WHEREAS, subsequent to the execution of the deed to her as Trustee, Mary Frances Bailey married and was thereafter Mary Frances Bailey Myers, and

WHEREAS, on December 23, 1972, Mary Frances Bailey Myers departed this life testate, and

WHEREAS, Clyde Milford Bailey is the duly appointed, qualified and acting executor of the Estate of Mary Frances Bailey Myers as will appear from the records of the Probate Court for Greenville County in Apartment 1261, File 18, and

WHEREAS, G. Garson Gilbert and Nancy B. Gilbert desire to convey the property free and clear of all trusts,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that we, G. Garson Gilbert, Nancy B. Gilbert, and Clyde Milford Bailey, as executor of the Estate of Mary Frances Bailey Myers, in the State aforesaid, in consideration of the sum of One (\$1.00) Dollar and execution of the trust referred to above, to the grantors in hand paid at and before the sealing of these presents by the grantee (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Clyde Milford Bailey, his heirs and assigns forever:

All that tract or lot of land lying, being and situated in the County and State aforesaid, located on Gap Creek Road above River Falls, South Carolina, being more fully described as follows:

BEGINNING at a point in the center of a branch, said point being 25 feet off the center of said Gap Creek Road, and running thence with the road N. 58-40 E. 208.5 feet to an iron pin; thence S. 30-40 E. 220 feet to an iron pin; thence S. 58 W. 248.2 feet to the center of the aforementioned branch; thence with the center of said branch up stream 250 feet more or less to the point of beginning.

The above described lot is the same as was conveyed to Mary Frances Bailey, as Trustee for G. Garson Gilbert and Nancy B. Gilbert by deed dated March 16, 1963, and recorded in the R. M. C. Office for Greenville County in Deed Book 725, page 3. -475-671.2-1-10-1

This conveyance is subject to all easements, rights-of-way, and restrictions of record or which may be observed upon a visual inspection of the property.

This conveyance is made subject to the lien of that certain mortgage given by Mary Frances Bailey, as Trustee for G. Garson Gilbert and Nancy B. Gilbert in the original amount of \$6,621.12 to Modern Homes Construction

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