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GONNIE S. TANKERSLEY
R.M.C.

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TIMESAVER BLANK No. 7 - TITLE TO REAL ESTATE
PRIVATE PERSON TO PRIVATE PERSON
TIMESAVER PUBLISHING CO., CONWAY, S. C.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

WHEREAS, Seady Jeffcoat and Alice Jeffcoat by two (2) separate deeds acquired the two (2) lots described hereinbelow in 1954 and 1951, respectively; and

WHEREAS, by deed dated April 26, 1972, and recorded in Deed Book Volume 945, at page 271, records of Greenville County, South Carolina, the said Seady and Alice Jeffcoat purported to convey to Hercules Rutland and C. Doyle Rutland, their heirs and assigns, the subject two (2) lots, but due to certain irregularities contained in the description of the real property therein, a legal question has arisen as to whether or not such deed effectuated a legal transfer unto the Grantees therein of Lot 110B of Conestee, there being no question as to the legality of the transfer of Lot 110A of Conestee under said deed; and

WHEREAS, the said Seady Jeffcoat died intestate October 8, 1973, in West Columbia, South Carolina, survived by his sole heirs-at-law, to wit: ALICE JEFFCOAT, his wife, and MYRTLE J. ~~ARIAIL~~ ^{known to be a Person,} ARIAIL, his daughter; and

WHEREAS, it is the desire of MYRTLE J. ARIAIL, HERCULES RUTLAND, and C. DOYLE RUTLAND to vest in the said ALICE JEFFCOAT a fee simple, marketable title to Lots 110A and 110B of Conestee, described hereinbelow,

NOW, ~~Therefore~~ ^{Therefore}, KNOW ALL MEN BY THESE PRESENTS, that We, MYRTLE J. ARIAIL, HERCULES RUTLAND and C. DOYLE RUTLAND,

in the State aforesaid _____ for and _____ in consideration of the sum of Five and No/100 (\$5.00) ----- DOLLARS and love and affection,

to US paid by ALICE JEFFCOAT, 1509 Hillside Street, West Columbia, South Carolina,

in the State aforesaid, (Receipt whereof is hereby acknowledged) _____

have granted, bargained, sold and released; and by these presents do grant, bargain, sell and release unto the said ALICE JEFFCOAT, her heirs and assigns, the following described parcels of land, to wit:

PARCEL NO. 1: ALL that certain piece, parcel or lot of land, being known and designated as Lot No. 110A of Conestee as shown upon a plat thereof made by Madison H. Woodward, Engineer, recorded in the R.M.C. Office for Greenville County in Vol. T at pages 383 and 384, said lot having the courses, metes and bounds, to wit: Beginning at an iron pin on South Pine Lake Circle at joint front corners of Lots Nos. 110A and 110B and running thence along the line of said Lot No. 110B, N 18'40" E, 130 feet to iron pin in line of Lot No. 112; thence along the line of said Lot No. 112, S 72'06" E, 75.5 feet to iron pin at back corner of Lot No. 110; thence with the line of said Lot No. 110, S 18'12" W, 130 feet to iron pin on South Pine Lake Circle; thence with the said South Pine Lake Circle, N 72'06" W, 76.6 feet to iron pin at point of beginning.

PARCEL NO. 2: ALL that certain piece, parcel or lot of land, being known and designated as Lot No. 110B of Conestee as shown upon a plat thereof made by Madison H. Woodward, Engineer, recorded in the R.M.C. Office for Greenville County in Vol. T at pages 383 and 384, said lot having the courses, metes and bounds, to wit: Beginning at an iron pin on the North side of South Pine Lake Circle at joint corners of Lots Nos. 110A and 110B and running thence with the line of said Lot No. 110A, N 18'40" E, to an iron pin on the line of Lot No. 112; thence N 72'06" W, 75.5 feet to an iron pin at line of Lot No. 111; thence along the line of Lot No. 111, S 18'08" W, 130 feet to an iron pin on the North side of South Pine Lake Circle; thence with the line of South Pine Lake Circle S 72'06" E, 76.6 feet to point of beginning.

FOR DERIVATION, SEE PREAMBLE.

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(Note)

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