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HERTON, DRANDY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.A., 307 PETERSBURG STREET, GREENVILLE, S.C. 29601

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	} Ms. Kathy S. Holt New South Village, Apt. D-10 Route 9, Fairforest Road Spartanburg, S. C. 29301	Ms. Marylynn Smith
		1 South Beaver Lane
		Greenville, South Carolina 29605

KNOW ALL MEN BY THESE PRESENTS, that James Grady Smith, George David Smith and Etolia Eubanks

in consideration of One and No/100 (\$1.00) Dollar and division of the estate of Maybelle C. Smith --
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain,
sell and release unto Kathryn S. Holt and Marylynn Smith, their heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being in Fairview Township, in the
County of Greenville, State of South Carolina on the Georgia Road containing 7.80 acres, more
or less, and being the same property conveyed to Robert Thompson, Jr. by James R. Sipes and
Ruby Sipes by deed dated August 3, 1950 and recorded in Deed Book 416 at Page 165 and has the
following metes and bounds, to-wit:

BEGINNING at an iron pin on the Georgia Road and running thence S. 13-10 E., 10.80 chains to
an iron pin in old road; thence S. 55-30 W., 8.94 chains to iron pin; thence N. 18 W., 7.20 chains
to a point in Georgia Road; thence along the center of that road N. 39-15 E., 11.30 chains to the
beginning corner. -130- 574.2-1-14.2

This is the same property conveyed to Grady L. Smith and Maybelle C. Smith by Robert Thompson, Jr.
recorded in the R.M.C. Office for Greenville County on April 9, 1952 in Deed Book 454 at Page 281.

ALSO: ALL that lot of land in the State and County aforesaid, being known and designated as Lot
No. 92 on plat of Wynette Estates by Pickell & Pickell, Engineers, dated July 24, 1953 recorded
in the R.M.C. Office for Greenville County in Plat Book EE at Page 37 and having, according to
said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the eastern side of Winston Avenue at the joint front corner of Lot
Nos. 91 and Lot No. 92 and running thence with the joint line of said lots N. 73-34 E., 223.4
feet to an iron pin on the western side of a 35 foot easement; thence with the western side of
said easement, S. 26-02 E., 70 feet to an iron pin, joint rear corner of Lots Nos. 92 and 93;
thence with the joint line of said lots S. 65-57 W., 224.2 feet to an iron pin on the eastern
side of Winston Avenue; thence along Winston Avenue in a curved line, the arc of which is N. 23-
30 W., 100 feet to the beginning corner. -150- WG 5-2-147

This is the same property conveyed to Grady L. Smith and Maybelle Smith by M. W. Fore recorded
in the R.M.C. Office for Greenville County on June 17, 1955 in Deed Book 527 at Page 514.

Grady L. Smith died intestate May 1, 1969 as will be shown in the records of the Probate Court
for Greenville County Apt. 1084, File 521. By deed recorded in Book 892 at Page 85, the children,
legal heirs and distributees of the estate of Grady L. Smith conveyed to Maybelle C. Smith, wife
of Grady L. Smith, their entire right, title and interest in and to all of the real property
belonging to Grady L. Smith at the time of his death. Maybelle C. Smith died testate on the 11th
day of November, 1975, as will be shown in the records of the Probate Court for Greenville County
in Apt. , File , leaving her entire estate, both real and personal, to Etolia
Eubanks, James Grady Smith, George David Smith and Thomas L. Smith. Thomas L. Smith predeceased
Maybelle C. Smith and his children, Kathryn Holt and Marylynn Smith are entitled to a per stirpes
share of the estate of Maybelle C. Smith. This deed is a division of the real property owned by
Maybelle C. Smith at the time of her death.

This conveyance is made subject to restrictions, easements, conditions, covenants and rights of
way which are a matter of record and/or actually existing on the ground affecting the above
described property.

The grantees herein assume and agree to pay Greenville County property taxes for the year 1976
and all subsequent years.

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