

HORTON, DRAWDY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.A. 307 PEPPER STREET, GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA } Mr. James G. Smith
COUNTY OF GREENVILLE } Route 3, Box 381
Simpsonville, S. C. 29681

KNOW ALL MEN BY THESE PRESENTS, that GEORGE DAVID SMITH, ETOLIA EUBANKS, KATHRYN S. HOLT and MARYLYNN SMITH,

in consideration of One (\$1.00) ----- Dollars
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 JAMES GRADY SMITH, his heirs and assigns:

ALL that piece, parcel or lot of land lying and being on the south side of West Georgia Road in the State and County aforesaid, consisting of 7.5 acres, more or less, as shown on a plat by Freeland & Associates dated August 9, 1976, to be recorded herewith, and having the following metes and bounds, to-wit:

BEGINNING at a spike in the center of West Georgia Road at the intersection of Hammond Road and running thence along said center line of West Georgia Road, N. 40-24 E. 647.02 feet to a spike in the center line of said West Georgia Road; thence running S. 8-47 E. 420.9 feet to a point; thence N. 46-28 E. 211.7 feet to a point; thence S. 17-33 E. 68.2 feet to a point; thence S. 11-33 E. 385.83 feet to a stone; thence S. 67-59 W. 403.47 feet to a point; thence N. 48-33 W. 223.7 feet to a point; thence N. 41-22 W. 297.3 feet to a point; continuing 33 feet to a spike in the center of West Georgia Road, the point of beginning.

This is a portion of the parcel conveyed to Grady L. Smith and Maybelle C. Smith by deed from James R. Sipes and Ruby W. Sipes, recorded in the Greenville County RMC Office in Deed Book 410 at page 503, June 20, 1950.

Grady L. Smith died intestate May 1, 1969 as will be shown in the records of the Probate Court for Greenville County in 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 Grantee herein assumes and agrees to pay Greenville County property taxes for the year 1976 and all subsequent years.

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