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HORTON, DRAWDY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.A. 307 PETTIGRUE STREET, GREENVILLE, S.C. 29601

STATE OF SOUTH CAROLINA } Ms. Etolia Eubanks
COUNTY OF GREENVILLE } 562 Kenridge Circle
Stone Mt., Georgia 30083

KNOW ALL MEN BY THESE PRESENTS, that JAMES GRADY SMITH, GEORGE DAVID SMITH, KATHRYN S. HOLT AND MARYLYNN SMITH,

for 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 ETOLIA EUBANKS, her heirs and assigns:

ALL that piece, parcel or lot of land lying and being on the south side of Barker Road in the County and State aforesaid, consisting of 15.8 acres and shown on Tract 2 on a plat by Freeland & Associates, dated August 4, 1976, to be recorded herewith, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center line of Barker Road and running S. 73-47 E., 152.9 feet to a point; thence N. 89-10 E., 157 feet to a point; thence N. 77-58 E., 261.6 feet to a point which is the corner; thence S. 16-11 E. 1132 feet to a point; thence S. 53-35 W. 663.4 feet to a point in or near a creek which is the corner; thence, with said creek as the line, the following traverses and distances; N. 10-59 E. 56.1 feet, then N. 3-19 W. 128 feet to a point, thence N. 25-01 E. 251.4 feet to a point; thence N. 48-02 W. 164.7 feet to a point, thence N. 25-32 W. 169.4 feet to a point, thence N. 19-51 W. 228.4 feet to a point, thence N. 46-30 W. 174.3 feet to an old iron pin and stone; thence N. 6-27 W., 461.4 feet to an old iron pin at the center of Barker Road, which is the point of beginning. - 75 - 574.5 - 1 - 10

This parcel is a portion of a parcel conveyed to Grady L. Smith and Maybelle C. Smith in a deed from F. B. Pinson recorded at the Greenville County RMC Office at Deed Book 492, at Page 350, June 20, 1954.

Grady L. Smith died intestate May 1, 1969 as will be shown in the records of the Probate Court for Greenville, 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 Hold 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, 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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