

THE STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

Vol 1053 Page 231

GRANTEE'S ADDRESS:

301 Garrett Street
Fountain Inn, S. C. 29644

KNOW ALL MEN BY THESE PRESENTS That RENZIE L. COOPER, JR., HAROLD L. COOPER, BLANCHE C. ABBOTT, AND LOUISE C. BELL.

in the State aforesaid, in consideration of the sum of One & 00/100 (\$1.00) Dollar and division of estate Dollars

to us in hand paid at and before the sealing of these presents by VERNON R. COOPER

(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

VERNON R. COOPER, his heirs and assigns forever:

All our right, title and interest, of, in and to:

~~all that piece, parcel or lot of land in~~ Township,
~~County, State of South Carolina~~

ALL those certain pieces, parcels or tracts of land, situate, lying and being in the State of South Carolina, County of Greenville, and being shown on a plat entitled "Property of Fannie C. Cooper Est.", prepared by C. O. Riddle, R.L.S., in January 1976, revised in February 1976, said plat is recorded in the R.M.C. Office for Greenville County in Plat Book 5-X, Page 40, and which property consists of Tract No. 2 containing 12.00 acres, and Tract 2A containing 22.00 acres, said tracts being more particularly described, according to said plat, as follows:

TRACT NO. 2 (12.00 acres): BEGINNING at a point in the center of Bethany Road, which point is at the joint front corner of Tracts 2 and 3, and running thence as follows: S. 61-29 W., 470.7 feet to an iron pin; thence N. 16-00 W., 259.2 feet to an iron pin; thence N. 55-30 W., 70.6 feet to an old stone; thence N. 54-01 W., 580.7 feet to an iron pin; thence turning and running N. 52-05 E., 812.8 feet to a point in the center of Bethany Road; thence along the center of Bethany Road as follows: S. 19-21 E., 79 feet to an iron pin; thence S. 19-21 E., 100 feet to an iron pin; thence S. 22-05 E., 100 feet to an iron pin; thence S. 23-19 E., 700 feet to the point of beginning.

-140- 552.1 - 1 - 3.4 -> 34AC
OUT OF 552.1-1-3.1

TRACT NO. 2A (22.00 acres): BEGINNING at a point in the center of Bethany Road, at the joint front corners of Tracts 2A and 1A, and running thence as follows: N. 59-51 E., 1303 feet to an iron pin; thence N. 3-32 W., 340.5 feet to an iron pin; thence N. 40-12 W., 413.6 feet to an iron pin; thence S. 59-08 W., 1299.8 feet to an iron pin in the center of Bethany Road; thence along the center of Bethany Road, S. 23-19 E. 700 feet to the point of beginning.

Being a portion of the property conveyed to Fannie C. Cooper by deed of R. L. Cooper, recorded October 22, 1958, in Deed Book 608, Page 527, R.M.C. Office for Greenville County. The said Fannie C. Cooper died testate on December 7, 1975, with her Will leaving her real property in equal shares to her five children, Renzie L. Cooper, Jr., Harold L. Cooper, Vernon R. Cooper, Louise C. Bell, and Blanche Abbott. The estate is filed in Greenville County Probate Court in Apartment 1406, File 14.

This conveyance is made subject to any restrictions, reservations, zoning ordinances, or easements that may appear of record, on the recorded plat(s), or on the premises.

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