

STATE OF SOUTH CAROLINA)
10167 Fed. Hq., Greenville Sq)
COUNTY OF GREENVILLE)

FILED
GREENVILLE CO. S.C. GREENVILLE CO. S.C.
NO 1 2 11 11 TITLE TO REAL ESTATE

VOL 1056 PAGE 479

KNOW ALL MEN BY THESE PRESENTS, that Eunice A. Bayne, Jack P. Bayne, Jean Blankenship, Eddie Lamar Connor, Virginia Ann Connor, Myrtle Ponder Farmer, Lizzie Flynn, Mae Ponder Garner, Margaret P. Green, Edward D. Hudson, Robbie James, Martha P. Langford, Billy Ponder, Grady Ponder, James R. Ponder, Paul Ponder, Roy Ponder, T. Q. Ponder, William B. Ponder, Belinda Gail Schneder, James Williams, Jr., Gladys P. Wooten, Sandra P. Wooten and Walker O. Ponder and Eva P. Ponder

in consideration of ---Ten and No/100 (\$10.00) Dollars and creation of a Trust -----
the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto -----

T. Q. Ponder, as Trustee for Eunice A. Bayne, Jack P. Bayne, Jean Blankenship, Eddie Lamar Connor, Virginia Ann Connor, Myrtle Ponder Farmer, Lizzie Flynn, Mae Ponder Garner, Margaret P. Green, Edward D. Hudson, Robbie James, Martha P. Langford, Billy Ponder, Grady Ponder, James R. Ponder, Paul Ponder, Roy Ponder, T. Q. Ponder, William B. Ponder, Belinda Gail Schneder, James Williams, Jr., Gladys P. Wooten and Sandra P. Wooten, his successors and assigns, forever:

ALL that piece, parcel or tract of land situate, lying and being near the City of Greer, in the County of Greenville, State of South Carolina and known and designated as property of Julie Ponder according to a plat prepared by Carolina Engineering & Surveying Co. dated March, 1973 and according to said survey has the following metes and bounds, to-wit:

- 315 - 619.2 - 1 - 10 NOTED

BEGINNING at an iron pin at the joint corner of this property and property of Turner and running thence N. 65-08 E., 1,656.0 feet to a point on or near the center of the Middle Tiger River and running thence along said river, the center of which is the property line, the following traverse courses and distances: S. 77-22 E., 298.9 feet; N. 44-00 E., 112.8 feet; S. 84-30 E., 248.3 feet; S. 3-32 W., 185.0 feet; S. 30-13 W., 185.0 feet; S. 32-20 W., 236.7 feet; S. 3-29 W., 118.2 feet; S. 8-51 E., 347.2 feet; S. 32-35 E., 227.4 feet; S. 43-54 E., 193.2 feet; S. 18-00 E., 421.8 feet; S. 13-19 E., 127.3 feet and S. 29-48 E., 51.8 feet to an old stump at the joint corner of this tract and property of John Flynn; running thence along the line of Flynn S. 73-30 W., 878.0 feet to a Popular Bee Tree; running thence N. 4-11 W., 621.6 feet to a stone; running thence N. 87-30 W., 1,507.9 feet to an iron pin in the line of property of Turner; running thence along the Turner line N. 00-19 E., 765.6 feet to an iron pin, point of beginning.

The within property belonged to Julia Ponder, who died testate on April 16, 1910, as shown by the records contained in the Greenville County Probate Court in Apt. 424, File 30, survived by T. J. Ponder, W. F. Ponder, A. J. Ponder and Ola Ponder, her children and sole heirs at law. The within grantors are the sole heirs at law of the children of Julia Ponder, all of whom are now deceased, as shown by the records contained in the Greenville County Probate Court in Apt. 1296, File 8, Apt 1393, File 1, Apt 1296, File 9 and Apt. 1296, File 6.

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

Together with a strip of land 25 feet in width running from said property to Jug Factory Rd. (Wingo Road) reference to Judgment Roll #76-4837 of the Office of the Clerk of Court for Greenville County, South Carolina being craved for a complete description thereof.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining;

TO HAVE AND TO HOLD all and singular the premises before mentioned unto T. Q. Ponder, AS TRUSTEE, his successors and assigns, forever, IN TRUST, nevertheless to hold, manage, collect the rents, profits, sell, convey, lease, mortgage, encumber or otherwise fully deal and dispose of in the discretion of the trustee the above described property, in whole or in part, specifically including the power in the name of the trustee alone and without notification to any beneficiary to execute and deliver valid fee simple warranty deeds, mortgages, leases and other documents necessary or desirable conveying or encumbering the equitable title of the beneficiaries hereof and the legal title of the Trustee in and to said property, for the use and benefit of Eunice A. Bayne, Jack P. Bayne, Jean Blankenship, Eddie Lamar Connor, Virginia Ann Connor, Myrtle Ponder Farmer, Lizzie Flynn, Mae Ponder Garner, Margaret P. Green, Edward D. Hudson, Robbie James, Martha P. Langford, Billy Ponder, Grady Ponder, James R. Ponder, Paul Ponder, Roy Ponder, T. Q. Ponder, William B. Ponder, Belinda Gail Schneder, James Williams, Jr., Gladys P. Wooten, Sandra P. Wooten and Walker O. Ponder and Eva P. Ponder.

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