

Grantee's address: Box 3653, Greenville, S. C. 29608

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Thomas J. Benston, Jr. and William G. Benston, Executors

In consideration of Ten and No/100 (\$10.00) and the partial settlement of the Estate of _____ Dollars
T. J. Benston, Sr. _____
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain,
sell and release unto Lyda G. Benston, her heirs and assigns forever:

An undivided one-half interest in and to the following described property:

ALL that piece, parcel and tract of land, located on the West side of Bleachery Road in the County of Greenville, City of Greenville, State of South Carolina and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Bleachery Road opposite the entrance of Edwards Street into Bleachery Road, thence N. 59-26 W., 98 feet to a bend in said road; thence N. 61-45 W., 300 feet to the joint corner with George Ross property; thence with George Ross line S. 38-20 W., 292.4 feet to a point at the corner of George Ross line; thence following George Ross line N. 46-00 W., 450 feet to an iron pin on the Southeast side of McBeth Street; thence with McBeth Street S. 48-00 W., 32 feet, more or less, to a point at the G & N Railroad right of way; thence with said G & N Railroad right of way S. 45-30 E., 525 feet to a point at said right of way; thence still with said right of way S. 33-09 E., 352 feet to a point; thence N. 37-06 E., 509 feet to a point on Bleachery Road, this being the beginning corner.

This is the same property conveyed to T. J. Benston by deed of John W. Gantt recorded in the R.M.C. Office for Greenville County in Deed Book 279 at Page 53 on the 13th day of August, 1945. The said T. J. Benston died testate on or about the 4th day of July, 1976, leaving the within property to the within grantors as will appear by an examination of the records contained in the Office of the Probate Court for Greenville County in Apt. 1426, File 14.

ALSO: ALL that certain piece, parcel or tract of land in Greenville Township, Greenville County, State of South Carolina near the Northwest corporate limits of the City of Greenville, containing 2.92 acres, more or less, according to a plat thereof prepared by Pickell & Pickell, Engineers, May 9, 1944, and lying on the Southwest side of Riverside Road and being more particularly described according to said plat as follows: — 235 - 147 - 1 - /

BEGINNING at an iron pin on the Southwest side of Riverside Road at the point of intersection of said road with McBeth Street as extended across said Riverside Road; running thence with Riverside Road S. 43-45 E., 400.5 feet to an iron pin; thence S. 38-20 W., 292.4 feet to an iron pin near railway right of way; thence N. 46 W., 450 feet to an iron pin on the Southeast side of McBeth Street as laid out and shown on plat of property of H. Y. Thackston, recorded in Plat Book N at Page 101 in the R.M.C. Office for Greenville County; and running thence with said McBeth Street N. 48 E., 308 feet to the beginning corner.

Also an easement or right of way across property of the grantors between the Southwest line of the above lot and the sewer main line for sewerage connections from said lot and the sewer main line for sewerage connections from said line to the property above described, with the right of ingress and egress to construct, maintain and repair such line or lines for the benefit of the owner of the above described property or any portion thereof.

The within 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.

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This is the same property conveyed to T. J. Benston by deed of George Ross recorded in the R.M.C. Office for Greenville County in Deed Book 279 at Page 52 on the 13th day of August, 1945. The said T. J. Benston died testate on or about the 4th day of July, 1976, leaving the within property to the with grantors as will appear by an examination of the records contained in the Office of the Probate Court for Greenville County in Apt. 1426, File 14.

ALSO: ALL that certain strip of land on the Northwest side of South Franklin Road adjoining G & N Railway right of way on the Northeast side and running along said right of way 350 feet, more or less, to joint line of Lots 100 and 101; thence Northeast along the joint line of Lots 100 and 101, 15 feet, more or less, to the intersecting line of Lot 103; thence South along the line of Lot 103, 350 feet, more or less, to South Franklin Road; thence along South Franklin Road 10 feet, more or less, to the beginning corner.

This is the same property conveyed to T. J. Benston by deed of George F. Miller, as Delinquent Tax Collector recorded in the R.M.C. Office for Greenville County in Deed Book 680 at Page 99 on the 16th day of August, 1961.

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