Divide SC

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

QUIT CLAIM DEED

WHEREAS, Johnny Junior Sweeney, Calvin Lawrence Sweeney, and Emily Burnette Sweeney, now Emily Burnette Sweeney Smith, joined in the execution of that certain deed in favor of B. & G. Enterprises, Inc. in and to the real estate hereinafter set forth; and,

WHEREAS, said deed, dated December 12, 1970, was duly recorded in the R.M.C. Office for Greenville County, South Carolina, on January 28, 1971 in Deed Book 907, at Page 383; and,

WHEREAS, said deed was not properly executed for recordation purposes by the said Johnny Junior Sweeney, Calvin Lawrence Sweeney, and Emily Burnette Sweeney, now Emily Burnette Sweeney Smith, in that said deed did not contain an affidavit by witnesses as to the proper execution of said deed; and,

WHEREAS, First-Citizens Bank and Trust Company, Greenville, South Carolina, is now the owner of the real estate described in said deed and desires to have the record title to said property perfected in its name; and,

WHEREAS, the said Johnny Junior Sweeney, Calvin Lawrence Sweeney and Emily Burnette Sweeney, now Emily Burnette Sweeney Smith, desire that the record title to said property be perfected in the name of the said First-Citizens Bank and Trust Company,

NOW, KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of One and No/100 (\$1.00) Dollars, the receipt of which is hereby acknowledged, the said Johnny Junior Sweeney, Calvin Lawrence Sweeney and Emily Burnette Sweeney, now Emily Burnette Sweeney Smith, have quit claimed, bargained, sold and released and by these presences do quit claim, bargain, sell and release unto First-Citizens Bank and Trust Company, its Successors and Assigns, forever:

ALL of our undivided right, title and interest in and to all that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, known and designated as Tract No. I of the J. H. Cothran lands, containing 31.32 acres, according to a survey made by Dalton & Neves, Engineers, December, 1938, and having according to said survey the following metes and bounds, to-wit:

BEGINNING at an iron pin at the center of the intersection of Harrison Bridge Road and County Road (sometimes referred to as Plantation Road), and running thence with the center of said County Road, N. 18-28 W. 1,286 feet to a point on the west side of said Road, corner of porperty now or formerly of (col.) Fair Grounds; thence with said Fair Grounds property, N. 73-30 E. 1,087 feet to an iron pin, corner of lands now or formerly of Ben Evans; thence, S. 16-10 E. 1,285 feet to an iron pin in the center of Harrison Bridge Road; thence with the center of the said Harrison Bridge Road, S. 73-30 W. 1,034 feet to the Beginning.

-80-585.1-1-21/NOTE)

CTO --- 1 M: • 7 78

178

4328 RV-2

 ∞ (

O-