

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

WHEREAS, Lillie D. Payne, Deceased, by her last will and codicil thereto, devised certain lands to the parties hereto, with directions for partition thereof among ourselves by execution of partition deeds. THEREFORE:

KNOW ALL MEN BY THESE PRESENTS, that we, Charles Frank Payne and Marie Louise Powell, for and in consideration of the execution and delivery to us respectively of our partition deeds by Helen Venetia Guest, and which deeds are also executed by and to us respectively, whereby each of us own his or her particular tract in severalty,

in consideration of

Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

Helen Venetia Guest and Fred Kenneth Guest,
Share and Share alike,
their heirs and assigns forever:

All of our undivided right, title and interest in and to all of those two pieces, parcels and tracts of land situate in Greenville County, South Carolina, and more particularly described as follows:

TRACT No. 1: BEGINNING at a point (nail and cap) in the center of Tubbs Mountain Road, and running thence 26.2 feet to an iron pin at the northern edge of said road; and running thence S. 65 - 27 W. for a total from the said nail and cap in the center of said road of 2004.5 feet to an iron pin in Coleman property line; running thence N. 17-21 W. 347.2 feet to an old iron pin; thence N. 62-25 E. 537 feet to an old iron pin; thence along line of Glenn property N. 49-34 E. for a total of 1420.3 feet to an iron pin; thence N. 63-22 E. 78.8 feet to a point (spike) in Lindsey Lake Road; thence along or near the center of said Lindsey Lake Road S. 51-42 E. 37.7 feet to a point; thence to a point (nail and cap) in the intersection of the said Lindsey Lake Road and the aforesaid Tubbs Mountain Road S. 42-18 E. 100 feet; thence in the said Tubbs Mountain Road S. 3-13 E. 65 feet to a nail and cap in said road; thence in and along the said Tubbs Mountain Road S. 20-11 E. 576.5 feet to the beginning corner, containing 23.9 acres, more or less. ALSO

TRACT No. 2: Containing one and one-half (1 and 1/2) acres of land situate on the northeast side of Lindsey Lake Road, and across said road from the tract of land above described, and being the same tract of land devised to Helen Venetia Guest by Lillie D. Payne, Deceased, by operation of the codicil above mentioned, which was dated March 3, 1966, and the said codicil, together with the will above mentioned, are on file in the Office of the Probate Court for Greenville County, South Carolina, in Apartment 1352 - File 11. This grant to the said one and one-half acre tract of land is intended by all parties hereto as a confirmation of the said codicil, with the same force and effect of a quit-claim deed.

This conveyance is made subject to all restrictions, easements and rights of way over said lands and of public record or obvious from inspection of the properties. Above descriptions taken from plat of Payne Estates made by W. F. Williams, Jr., 9/21/77.

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 the grantee(s), and the grantee's(s) heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 1st day of April, 1978

SIGNED, sealed and delivered in the presence of: as of Charles Frank Payne (SEAL)
(Charles Frank Payne)
(Marie Louise Powell) (SEAL)
Marie Louise Powell (SEAL)
(Marie Louise Powell)
Notary Public for South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

This PROBATE as to:

Charles Frank Payne

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s) act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 3rd day of April, 1978
James C. Bowen (SEAL)
Notary Public for South Carolina
My commission expires 7-16-80

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantor(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 1st day of April, 1978
Notary Public for South Carolina (SEAL)

My commission expires 12-31-81
RECORDED this day of 19 at M., No.

(CONTINUED ON NEXT PAGE)

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