

Route 2, Crawfords Ferry Road
Hartwell, Georgia 30643

QUITCLAIM DEED

JOHN M. DILLARD, P.A., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

1126 521

KNOW ALL MEN BY THESE PRESENTS, that ERNEST EUGENE OELAND and PAUL J. OELAND, JR., as Trustees under the Last Will and Testament of Paul J. Oeland,

in consideration of One Dollar (\$1.00) Dollar and quitclaim of interest ----- 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 PAUL J. OELAND, JR., his heirs and assigns:

ALL THE RIGHT, TITLE AND INTEREST OWNED BY PAUL J. OELAND ON THE DATE OF HIS DEATH IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL those pieces, parcels or lots of land, with all buildings and improvements, situate, lying and being on the northwestern side of Graves Drive, in the City of Greenville, Greenville, Greenville County, South Carolina, being shown and designated as Lots 16, 17 and a small portion of Lot 18, together with a four foot strip parallel to the northwesternmost or rear boundary of said lots, as shown on a plat of the PROPERTY OF PAUL J. OELAND, made by Dalton & Neves, Engineers, dated October, 1946, recorded in the RMC Office for Greenville County, S. C., in Plat Book BB, page 43, and having according to a more recent plat of the PROPERTY OF PAUL J. OELAND, JR., made by Jones Engineering Service, dated March 17, 1980, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of the right of way of Graves Drive at the corner of Lot No. 16 and a 20 foot easement owned by the City of Greenville Water Works, (said iron pin being located N. 16-24 W., 36 feet, N. 22-30 W., 62.6 feet to an iron pin and approximately N. 22-30 W., 20 feet crossing said 20 foot easement from the northwestern corner of the intersection of Graves Drive with Simpson Drive) and from said beginning point running along the northwestern side of the right of way of Graves Drive, N. 22-30 W., 225.5 feet to a point in the line of Lot 18; thence a line through Lot No. 18, S. 62-10 W., 130.6 feet to an iron pin on a 24 foot strip designated as "spur track"; thence along the line of said strip, S. 27-58 E., 224.4 feet to an iron pin on said water line easement; thence along the northern side of said water line easement, N. 67-12 E., 109 feet to the point of beginning.

ALSO: That certain four foot strip of land lying along the rear portion of Lots 16, 17 and 18 of property of Paul J. Oeland in the City of Greenville, Greenville County, South Carolina, as shown on a plat thereof made by Dalton & Neves, Engineers, dated October, 1946, recorded in the RMC Office for Greenville County, S. C., in Plat Book BB, page 43, and being the same strip of land conveyed by Paul J. Oeland, Jr. to Paul J. Oeland by deed dated February 25, 1966, recorded on February 28, 1966 in the RMC Office for Greenville County, S. C., in Deed Book 792, page 574, the more complete description of which is incorporated herein by reference and made a part hereof as though fully set forth.

ALSO: All the right, title and interest, if any, owned by Paul J. Oeland on the date of his death in and to any strip of land lying to the rear of Lots 16, 17 and 18 of the PROPERTY OF PAUL J. OELAND, in the City of Greenville, Greenville County, South Carolina, as shown on a plat thereof recorded in the RMC Office for said county and state in Plat Book BB, page 43, lying between the rear lot line of said lots designated as "N. 27-54 W." and any right of way for a spur track owned by the Southern Railway Company, but is not intended to convey to the grantee that land now occupied and used as a spur track easement by Southern Railway Co.

The above described was owned by Paul J. Oeland who died testate a resident of Greenville County, South Carolina, on the 1 day of APRIL 1973, as will appear by reference to the records of the Probate Court for Greenville County, South Carolina, appearing in Apartment 1277, File 9 and specifically devised under Item Four of his Last Will and Testament to Ernest Eugene Oeland and Paul J. Oeland, Jr., as Trustees, which Trustees continue to hold said property in trust with full powers of sale.

-12-519-183.2-1-36,36.1 3754 ALSO

200 183.2-1-36

201 OF 183.2-1-35

NOTE

4328 RV-2