

1145-375

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

2315 Augusta Road
Greenville, S. C. 29605

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
MAY 31 3 16 PM '81
SOUTH CAROLINA
DEEDS
RECORDS
GREENVILLE
COUNTY

KNOW ALL MEN BY THESE PRESENTS, that LEOLA F. SMITH, individually and as Executrix of the Estate of Grady L. Smith, Deceased, MILDRED A. SMITH, MICHAEL F. SMITH and DOUGLAS LEE SMITH,

in consideration of Ninety-one Thousand Five Hundred and no/100ths (\$91,500.00) -- 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 SOUTHSIDE BAPTIST CHURCH, an eleemosynary corporation, its successors and assigns:

ALL that piece, parcel or tract of land, containing 17.1 acres and 1.2 acres, more or less, situate, lying and being on the northern side of the Woodruff Road, (South Carolina Highway No. 146), in Butler Township, Greenville County, South Carolina, being a small portion of property shown on a PLAT OF THE PROPERTY OF GRADY L. SMITH, made by W. J. Riddle, Surveyor, dated May 2, 1934, and a portion of 68.21 acres on a plat of the PROPERTY OF GRADY L. SMITH, made by W. J. Riddle, Surveyor, dated May 10, 1943, recorded in the RMC Office for said county and state in Plat Book N, page 79, and having according to a recent survey for SOUTHSIDE BAPTIST CHURCH, made by Williams and Plumblee, Inc., Engineers, dated March, 11, 1981, the following metes and bounds, to-wit: 539.3-1-24.2 = 17.1 AC

BEGINNING at an iron pin on the northern side of the Woodruff Road at the corner of other property retained by the Grantors (said iron pin being located 181 feet east of the northeastern corner of the intersection of the right of way of South Carolina Highway No. 14 with Woodruff Road), and from beginning point running thence N. 17-26 E., 178.3 feet to an iron pin; thence along the line of property owned by the heirs of C. M. and Kate S. Maxwell, N. 12-39 E., 688.9 feet to an iron pin; thence along the line of five acres sold to Asheton, Inc., S. 77-22 E., 449.9 feet to an iron pin; thence continuing along the line of said property, N. 12-38 E., 472 feet to an iron pin; thence continuing along the line of property of Asheton, Inc., S. 74-11 E., 363.5 feet to an iron pin; thence with the remainder interest division line established by the Court of Common Pleas by its Decree dated July 25, 1980, in Judgment Roll 80-4199, S. 13-34 W., 756.2 feet to an iron pin; thence continuing along said remainder division line, S. 27-37 W., 519.1 feet to an iron pin on the northern side of Woodruff Road; thence along the northern side of the right of way of Woodruff Road, N. 82-28 W., 210.9 feet to the point of beginning.

The above described property is a portion of the same conveyed to Grady L. Smith under the Will of his father, B. L. Smith, in Item Two, as will appear by reference to the records of the Probate Court for Greenville County, South Carolina, contained in Apartment 238, File 2, and a portion conveyed to Grady L. Smith by deed of C. J. Peterson, recorded in the RMC Office for Greenville County, S. C., in Deed Book 253, page 312 on May 19, 1943. Grady L. Smith died a resident of Greenville County, South Carolina, on May 14, 1947 devising a life estate in the above described property to his wife, Leola F. Smith, who has and now remains qualified as Executrix of his estate, with a remainder interest in the above described property to his son, Grady Freeman Smith, as will appear by reference to the records of the Probate Court for said county and state contained in Apartment 530, File 2.

Grady Freeman Smith died intestate a resident of Greenville County, South Carolina, on April 19, 1964, survived by his wife, Mildred A. Smith, and his two sons, Michael F. Smith and Douglas Lee Smith, as his sole heirs at law, as will appear by reference to the records of the Probate Court for said county and state appearing in Apartment 868, File 1.

The boundary line separating the respective interests in remainder of Allene Smith Jones from the remainder interest of Mildred A. Smith, Michael F. Smith and Douglas Lee Smith was established in the action of Leola F. Smith, et al vs. Allene Smith Jones, et al, in Judgment Roll No. 80-4199, by Decree of the Hon. Robert W. Hayes, dated July 25, 1980. Since the date of said Court Decree the Grantor, Michael F. Smith, is no longer incarcerated but now sui juris, and the Grantor, Douglas Lee Smith, who was then lost and could not be found, has re-appeared with full capacity to execute this deed.

(OVER)

570

4328 RV.2