

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

1145-294

STATE OF SOUTH CAROLINA 11:51 3 17 PM '81 c/o The Furman Co.
COUNTY OF GREENVILLE 50th DANIEL BUILDING
R.M.C. GREENVILLE, S. C. 29602

KNOW ALL MEN BY THESE PRESENTS, that LEOLA F. SMITH, individually and as Executrix of the Estate of Grady L. Smith, deceased, and ALLENE S. JONES

in consideration of One Hundred Four Thousand Eight Hundred Sixty-eight and no/100 Dollars (\$104,868.00) the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto ASHETON, INC., its successors and assigns:

ALL that piece, parcel or tract of land, containing 29.13 acres, more or less, situate, lying and being off the northern side of Woodruff Road and on the southern side of Peters Creek, in Butler Township, Greenville County, South Carolina, being a portion of property of GRADY L. SMITH, as shown on a plat thereof made by W. J. Riddle, Surveyor, recorded in the RMC Office for Greenville County, S. C., in Plat Book N, page 79, and having according to a survey for ASHETON, INC., made by James D. Crain, R.L.S., dated January 6, 1981 the following metes and bounds, to-wit:

16(201) PR. TO = 539.3-1-23 (note)
CUT. F. = 539.3-1-24

BEGINNING at an iron pin at the southwesternmost corner of property sold by Fred B. Jones to Asheton, Inc. of even date, and running thence with the property of Fred B. Jones, N. 51-10 E., 887 feet to a point; thence N. 12-10 E., 742.6 feet to a point in or near the center line of Peters Creek; thence with the center line of Peters Creek as the line in a southwesterly direction the following traverse courses and distances: N. 79-29-32 W., 72.76 feet to a point, N. 73-24-12 W., 114.54 feet to a point, N. 79-44-42 W., 128.63 feet to a point, S. 14-35-48 W., 77.99 feet to a point, N. 84-16-51 W., 136.05 feet to a point, S. 45-07-45 W., 99 feet to a point, N. 65-26-30 W., 103 feet to a point, S. 77-50-12 W., 175 feet to a point, N. 35-12 W., 74 feet to a point, S. 81-47-48 W., 40 feet to a point, S. 20-23-21 W., 55 feet to a point, S. 62-01-48 W., 116 feet to a point, S. 48-49-06 W., 121 feet to a point, N. 79-20-18 W., 77 feet to a point, and S. 57-49-30 W., 90 feet to an iron pin; thence with the boundary line separating the remainder interests between Allene S. Jones and Hildred A. Smith, et al, in the Court of Common Pleas in Judgment Roll No. 80-4199 established by Decree of the Hon. Robert W. Hayes, dated July 25, 1980, S. 13-33 W., 857.2 feet to an iron pin; thence along the line of property sold to Southside Baptist Church S. 69-12-57 E., 638.43 feet to the point of beginning.

The above described property is a portion of the same 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 14, 1943. Grady L. Smith died testate 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, with a remainder interest to his daughter, Allene Smith Jones, as will appear by reference to the records of the Probate Court for said county and state contained in Apartment 530, File 2.

The exact boundary line of the remainder interest of Allene Smith Jones from the remainder interest devised to her brother, Grady Freeman Smith, and now owned by his heirs, was established by the Court of Common Pleas in the action of Leola F. Smith, et al, vs. Allene Smith Jones, et al, pursuant to the Decree of the Hon. Robert W. Hayes, dated July 25, 1980, appearing of record in the Office of the Clerk of Court for Greenville County, South Carolina, in Judgment Roll No. 80-4199.

The above described property is conveyed subject to rights of way and easements of public record and actually existing on the ground affecting said property.

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