

1145-296

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

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

RECORDED
3 18 PM '81
JAMES W. WATERSLEY

c/o The Furman Co.
Daniel Building
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, MILDRED A. SMITH, MICHAEL F. SMITH and DOUGLAS LEE SMITH

in consideration of Forty-three Thousand Seven Hundred Forty and no/100ths ----- Dollars (\$43,740.00)

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 12.15 acres, more or less, situate, lying and being off the northern side of Woodruff Road, (South Carolina Highway No. 146), in Butler Township, Greenville County, South Carolina, being a portion of property of the B. L. SMITH ESTATE 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 Greenville County, S. C., in Plat Book N, page 79, and having according to a recent survey for ASHETON, INC., made by James D. Crain, R.L.S., dated January 6, 1981, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of property of the Estate of Grady L. Smith, the Estate of C. M. and Kate S. Maxwell and of Rector (said beginning point being located N. 46-00-45 E., 24.34 feet and S. 74-11-15 E., 477 feet from a point on the eastern side of South Carolina Highway No. 14) and running thence S. 74-11-15 E., 318 feet along the line of property owned by Rector to a point in the center line of Peters Creek; thence with the center line of Peters Creek as the line in a northeasterly direction the following traverse courses and distances, to-wit: N. 24-35-36 E., 123.8 feet to a point, N. 50-12-14 E., 55 feet to a point, N. 81-09-33 E., 54 feet to a point, N. 6-30-42 E., 92 feet to a point, N. 42-01-50 E., 82.5 feet to a point, N. 85-38-54 E., 85 feet to a point, N. 14-35-06 E., 75 feet to a point, N. 60-22-39 E., 102 feet to a point, N. 22-41-54 E., 58 feet to a point, N. 55-09-27 E., 91.5 feet to a point, N. 82-53-42 E., 85 feet to a point, and N. 56-13-18 E., 83 feet to a point; thence with the remainder interest division line established by the Court of Common Pleas by its Decree dated July 25, 1980 in Judgment Roll No. 80-4199, S. 13-33 W., 857.2 feet to a point; thence with the line of property sold to Southside Baptist Church, N. 74-11-15 W., 363.42 feet to an iron pin; thence continuing with said line S. 12-39-13 W., 472.4 feet to a point; thence continuing with said line N. 77-21 W., 450 feet to an iron pin; thence with the line of the C. M. and Kate S. Maxwell Estate, N. 12-39-13 E., 497.06 feet to the point of beginning.

16 (207) File 539-3-1-23
Jan. 01 539-3-1-24

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

(over)

0.396

4325 RV.2