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thence S. 44-30 E. 212.5 feet to the beginning corner, and containing thirty eight and 50/100 (38.50) acres more or less. This is the same property conveyed to me by deed dated Feb. 20, 1946 and recorded in R. M. C. Office for Greenville County in Vol. 287 Page 250, by Mrs. Beata A. Underwood.