

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE.

Whereas, T. M. Groce departed this life on March 16, 1937, in Greenville County, South Carolina, testate, and that his will was duly admitted to Probate by the Probate Court in and for Greenville County by Order dated _____ day of _____ 1937, and from which order there was an appeal taken to the Court of Common Pleas in and for Greenville County, which Court, by Decree affirmed the said Order of the Probate Court, as appears by Judgment Roll E. 6608 in the order of the Clerk of Court for Greenville County; and,

Whereas, Ella P. Groce was duly appointed as Administratrix C. T. A., and qualified by giving bond and entering upon the duties of the office; and,

Whereas, said Ella P. Groce filed a complaint in the Court of Common Pleas for Greenville County alleging among other things that the Planters Savings Bank, the designated Trustee in the said will had refused to qualify, and that it was necessary that a substitute Trustee be appointed to carry out the said will according to its terms and provisions; that said cause came on to be heard before the Honorable J. Henry Johnson, Presiding Judge of the Thirteenth Judicial Circuit, and that said Court did on March 22, 1939, hand down a decision wherein the said Court decreed that J. William Peterson, Jr., be, and was thereby appointed a substitute Trustee, whereupon the said J. William Peterson, Jr. did qualify by accepting the said appointment, and did then and there enter upon the duties of the office of Trustee under the will of the said T. M. Groce, deceased; and

WHEREAS, under and by virtue of the terms of the will as aforesaid, said Trustee, did ascertain that the total worth of the real estate of which the said T. M. Groce died seized and possessed was of less value than five thousand dollars, and that the personal property was insufficient to pay the debts of said estate, the total assets having been appraised by competent appraisers appointed by the Probate Court at less than four thousand dollars, and that said Trustee has been unable to secure an offer of four thousand dollars for the said real estate, and has been unable to find a place more suitable to the beneficiary, Ella P. Groce for a home than the said real estate, and the said Ella P. Groce having elected by written demand made upon the Grantor herein that the real estate hereinafter described be conveyed to her in fee simple for a home, as provided in the said will of said T. M. Groce, and that she assumes all indebtedness now outstanding against the estate of said T. M. Groce, which indebtedness amounts to approximately one thousand dollars, and that she desires the conveyance be made at this time in order that she may mortgage the premises to secure cash with which to clear said estate of all indebtedness.

NOW THEREFORE KNOW ALL MEN BY these presents that I, J. William Peterson, Jr., as Trustee under the last will of T. M. Groce, deceased, as aforesaid, in consideration of the premises, and pursuant to the authority in me vested under and by virtue of the terms of the last will of T. M. Groce, deceased, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Ella P. Groce, her heirs and assigns forever:

That certain tract of land in ONeal Township, said County and State, designated as lot No. 1 on plat of the T. M. Groce Estate, made by H. S. Brockman, Surveyor, July 5th, 1939, and described as follows:

Beginning at pin on Meadow Road south of bridge across Creek and at old ditch line at edge of bottom, and following said old ditch the following courses and distances: S. 37-30 E. 330 feet; S. 89-30 E. 395 feet; N. 85-15 E. 250 feet; N. 77 E. 200 feet; N. 71-45 E. 500 feet; N. 47 E. 525 feet to a stake or pin where old ditch line connects with South Tyger River; thence with said River the following; N. 50 W. 235 feet; N. 68-40 W. 320 feet; N. 69-30 E. 121 feet; N. 5-15 E. 320 feet; N. 22-15 W. 125 feet; N. 1-25 W. 207 feet; N. 63-15 W. 350 feet; N. 38-50 W. 367 feet; N. 12-15 E. 423 feet to point in River; thence - crossing old run of river - S. 86-30 W. 1357 feet to iron pin; thence N. 82-20 W. 522 feet to point on Meadow Road; thence down said road the following: S. 71-40 E. 99.5 feet; S. 58-30 E. 70 feet; S. 39-15 E. 156 feet; S. 28-30 E. 919.5 feet to point, S. 25 E. 233 feet to bend; S. 3-45 W. 584 feet to pin; thence S. 82-30 E. 43 feet to pin; thence S. 12 E. (crossing Creek) 445.5 feet to the beginning corner, containing eighty-five and eighty-three one-hundredths (85.83) acres, more or less.

Also those certain other tracts designated as Nos. 2, 3, and 4 on said plat, and together delineated as follows:

Beginning at iron pin in the Greer-ONeal road, cornering with Walter Few, and runs thence N. 15-30 W. 117 feet to iron pin; thence East course 497 feet to iron pin on Meadow Road; thence N. 9-30 W. 1349 feet to iron pin on said road; thence S. 85- W. 894 feet to stake on line of lot #2; thence N. 15-30 E. 300 feet to B. G., thence N. 9 E. 1069 feet to stake at or near Creek; thence S. 32 E. 489.5 feet to iron pin; thence N. 3 E. (crossing Creek) 577 feet to iron pin; thence N. 82-30 W. 260.7 feet to iron pin; thence S. 6-45 W. 546 feet (crossing Creek) to stake; thence S. 11-15 W. 3266 feet to iron pin on the Greer-) Neal (Double Springs) Road; thence with the said road as follows: N. 70 E. 192 feet; N. 68 E. 355 feet; N. 74 E. 210 feet; N. 82-40 E. 170 feet; N. 88-30 E. 385 feet; N. 86-40 E. 310 feet to the beginning point, and containing in the