

TITLE TO REAL ESTATE

State of South Carolina,
County of Greenville.

QUITCLAIM DEED.

Whereas, Julia A. Garrison, Janie H. Martin, T. D. Bennett, Walter B. Bennett and E. W. Bennett executed a certain Power of Attorney which is duly recorded in the R. M. C. Office for Greenville County in Book of Deeds 164, at page 161, pursuant to which the persons therein designated executed certain deeds to J. T. Bennett and C. H. Bennett recorded in Book of Deeds 172 at page 370, and Book of Deeds 114 at page 593, respectively, who thereafter conveyed the lands hereinafter described to H. W. Neely, the deed executed by J. T. Bennett being dated October 1, 1934, and recorded in Book of Deeds 171 at page 188, and the deed executed by C. H. Bennett being dated September 15, 1936, to be recorded; and

Whereas, a question has arisen as to the validity of the Power of Attorney, because of the fact that E. W. Bennett did not actually sign and execute the same, and as to the validity of the deeds because of the fact that said "attorneys-in-fact" did not execute the deeds above referred to in such form as to convey their individual interests; and

Whereas, the said deeds were executed by the attorneys-in-fact in partition of the lands owned by the eight children of T. B. Bennett, deceased, all of the other deeds being duly recorded in the R. M. C. Office for Greenville County, South Carolina:

NOW, THEREFORE, we, C. H. Bennett, T. C. Bennett, J. T. Bennett, and Walter B. Bennett, T. D. Bennett, Julia A. Garrison, Janie H. Martin and E. W. Bennett, by C. H. Bennett, T. C. Bennett, and J. T. Bennett, attorneys-in-fact, and E. W. Bennett, individually, in the County and State aforesaid, in consideration of One Dollar (\$1.00) and premises, to us paid by H. W. Neely, in the County and State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said H. W. Neely, and his heirs and assigns forever,

All those two (2) certain pieces, parcels or tracts of land described as follows:

Tract No. 1: All that certain piece, parcel or tract of land situate, lying and being in Oaklawn Township, State and County aforesaid, containing twenty-eight (28) acres, more or less; adjoining lands of W. B. Bennett, lands of W. Ed. Owens and others; being the same tract of land conveyed to me by C. H. Bennett, et al., deed dated January 11, A. D. 1934.

This being the same tract of land conveyed to H. W. Neely by J. T. Bennett by deed dated October 1, 1934, recorded in the R. M. C. Office for Greenville County in Book of Deeds 171 at page 188.

Tract No. 2: All that certain piece, parcel or lot of land, situate, lying and being in Oaklawn Township, State and County aforesaid, containing forty-two one-hundredths of one acre (42/100) of land; adjoining lands of Truman Bennett, the said H. W. Neely, and also lands of C. H. Bennett; being a part of that certain tract of land conveyed to C. H. Bennett by T. C. Bennett, et.al. deed dated January 11, A. D. 1934, and recorded in the R. M. C. Office for Greenville County in Vol. 114, page 593.

This being the same tract of land conveyed to H. W. Neely by C. H. Bennett by deed dated September 15, 1936, to be recorded.

E. W. Bennett joins in the execution of this deed individually to remove any doubt as to the validity of the Power of Attorney and to signify his ratification of said deed, C. H. Bennett, J. T. Bennett and T. C. Bennett join in the execution of this deed individually in order to remove any cloud from the title and to ratify and make effective the deeds hereinabove referred to.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

To Have and to hold, all and singular the premises before mentioned unto the said H. W. Neely, and his heirs and assigns, forever.

And we do hereby bind ourselves, and our heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said H. W. Neely, and his heirs and assigns, forever, against ourselves and our heirs, and every other person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our hands and seals, this the 8th day of May, in the year of our Lord One Thousand, Nine Hundred and Forty, and in the One Hundred and Sixty-fourth year of the Independence of the United States of America.

Signed, sealed and delivered in
the presence of:

C. H. Davis

D. G. Stone

As to E. W. Bennett, individually.

E. W. Bennett (L. S.)

Individually.

C. H. Bennett (L. S.)

T. C. Bennett (L. S.)

J. T. Bennett (L. S.)

Individually.

Julia H. Garrison (L. S.)