

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

QUITCLAIM DEED

Whereas, T. D. Bennett, as Executor of the Estate of T. B. Bennett, deceased, by deed dated January 5, 1932, recorded in Book of Deeds 160 at page 60, conveyed a tract of 321 acres, more or less, to Walter B. Bennett, T. D. Bennett, C. H. Bennett, T. C. Bennett, J. T. Bennett, Julia A. Garrison, Janie H. Martin, and E. W. Bennett; and

Whereas, T. D. Bennett, Walter B. Bennett, Janie H. Martin, and Julia A. Garrison executed a Power of Attorney dated January 5, 1932, recorded in Book of Deeds 164 at page 161, appointing C. H. Bennett, T. C. Bennett, and J. T. Bennett their Attorneys-in-Fact, with the powers therein stated, said Power of Attorney purporting to have been signed by E. W. Bennett "by Proxy", but he did not actually sign it, although he authorized his signature in writing; and

Whereas, pursuant to said Power of Attorney said Attorneys-in-Fact executed various deeds in partition of the property, and although it appears from said deeds that said Attorneys-in-Fact intended to execute said deeds in the names of their principals they did not actually sign their principals names. However, all the grantees of said deeds have gone into possession of their respective tracts and have since continuously occupied them; and

Whereas, two of these partition deeds were executed by said Attorneys-in-Fact to T. D. Bennett, dated June 11, 1932 and January 12, 1933, recorded in Book of Deeds 115 at page 239, and Book of Deeds 160 at page 119, respectively; and whereas, T. D. Bennett subsequently conveyed a portion of this property to W. W. Whitt by deed recorded in Book of Deeds 180 at page 430.

NOW, THEREFORE, in order to remove any possible question as to the validity of said Power of Attorney as to E. W. Bennett, or as to the manner of the execution of the deeds by the Attorneys-in-Fact,

KNOW ALL MEN BY THESE PRESENTS, that I, E. W. Bennett, do hereby ratify the signing of my name to said Power of Attorney dated January 5, 1932, recorded in Book of Deeds 164 at page 161, and do hereby ratify and confirm all acts heretofore done and deeds heretofore executed pursuant to said Power of Attorney, and do hereby appoint C. H. Bennett, T. C. Bennett, and J. T. Bennett my true and lawful attorneys-in-fact, with the powers and authority, and for the purposes stated in said Power of Attorney (which is hereby incorporated into and made a part of this instrument).

And we, C. H. Bennett, T. C. Bennett, and J. T. Bennett, do hereby ratify and confirm the deeds to T. D. Bennett dated June 11, 1932 and January 12, 1933, recorded in Book of Deeds 115 at page 239, and Book of Deeds 160 at page 119, respectively, and do hereby by our signatures to said deed declare that we intended to execute said deed both individually, and in the name and stead of Walter B. Bennett, T. D. Bennett, Julia A. Garrison, Janie H. Martin, and E. W. Bennett, so that the signatures should read "Walter B. Bennett, T. D. Bennett, Julia A. Garrison, Janie H. Martin and E. W. Bennett, by T. C. Bennett, J. T. Bennett, and C. H. Bennett, their Attorneys-in-Fact, and Individually."

And we, T. C. Bennett, C. H. Bennett, and J. T. Bennett, individually and as Attorneys-in-Fact for Walter B. Bennett, T. D. Bennett, Julia A. Garrison, Janie H. Martin, and E. W. Bennett, in consideration of the premises and the sum of \$5.00 to us in hand paid by T. D. Bennett, have granted, bargained, sold, released, and quitclaimed, and by these presents do hereby grant, bargain, sell, release and quit-claim unto the said T. D. Bennett, and his heirs and assigns, forever,

"All that certain piece, or tract of land situate in Grove Township, State and County aforesaid, containing twelve (12) acres, more or less, adjoining lands of W. B. Bennett, et al., lands of Columbus Wilson, and also lands of the said T. D. Bennett, and being a part of the 321 acres of land conveyed to us, as Attorneys-in-fact by Walter B. Bennett, et al., Power of Attorney dated January 5, 1932, and recorded in the R. M. C. Office for Greenville County, in Deed Book 164, at page 161. For a more complete description see plat of the said 12 acres of land, as made by B. F. Wigington, Surveyor, and dated June 11, 1932."

Also,

"All that certain piece, parcel or tract of land situate, lying and being in Grove Township, State and County aforesaid, containing eight (8) acres, more or less, being a part of the lands of the T. B. Bennett estate, adjoining lands conveyed to W. B. Bennett, and also lands of the said T. D. Bennett, and also lands of others. For a more complete description of the lands hereby conveyed, see plat of same, as made by B. F. Wigington, Surveyor, and bearing date January 12, 1933."

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 T. D. Bennett, and his heirs and assigns, forever.