TITLE TO REAL ESTATE –

BOOK 465 PAGE 206

OCT 21 4 53 PM 1952

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

Know All Men by These Presents:

That I, Mary Morris Charles in the State aforesaid, in consideration of the sum of Six Thousand and no/100---------- DOLLARS, to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 W. B. Bennett, Jr., his heirs and assigns forever:

All that piece, parcel or tract of land in Grove Township, Greenville County, State of South Carolina on the east side of Augusta Road and being known and designated as part of Tract No. 6 on plat of property of Mrs. Hattie J. Charles Estate made by W. J. Riddle, Surveyor, the 13th day of January 1943, and recorded in the office of the Register of Mesne Conveyance for Greenville County in Plat Book K, page 145, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in the center of the Augusta Road in line of Tract No. 1 at the corner of Tract No. 5, and running thence along the line of Tract No. 5, S. 74-30 E. 1762.92 ft. new corner of J. L. Campbell; thence with the new and west line of J. L. Campbell, S. 22 W. 730.62 ft. to Campbell's new corner, an iron pin in the center of County Road leading to the Augusta Road; thence down the center of said County Road along the following courses and distances: N. 66-15 W. 239.5 ft. to a point; thence N. 63 W. 430 ft to a point; thence N. 49-30 W. 495 ft to a point; thence N. 83-30 W. 770 ft to a point in the center of Augusta Road, said point being in the line of Lot No. 7 where the County Road runs into the Augusta Road; thence up the Augusta Road along the line of Tract No. 7 and continuing along line of Tract No. 1, N. 33 E. 700.5 ft to the beginning corner and containing 30.10 acres, more or less. Being part of the same property conveyed to me by Frank M. Charles by deed dated February 10, 1943, recorded in Book 251, page 87 R.M.C.Office for Greenville Co. This deed is made for the purpose of conveying all of Tract No. 6 with the exception of 8.9 acres sold to J. L. Campbell May 15, 1947, and recorded in Deed Book 311, page 353, R.M.C.Office for Greenville Co.

This deed includes 1½ acre tract conveyed to W. B. Bennett, Jr on January 7, 1950 by Frank M. Charles, recorded in Deed Book 400, page 458 R.M.C.Office for Greenville County, S. C. Title to this 1½ acre tract was not in Frank M. Charles and so that this tract is correctly conveyed it is included in the 30.10 acres.

The Grantee herein to pay the taxes for the year 1952.

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 said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs and Assigns against the grantor(s) and the grantor's(s') Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s') hand and seal this 20th day of October in the year of our Lord One Thousand Nine Hundred and fifty two

Signed, Sealed and Delivered in the Presence of

T. D. Nolan

Elizabeth E. Beaty

Mary Morris Charles (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

State of South Carolina,
Greenville County

Personally appeared before me T. D. Nolan and made oath that he saw the within named grantor(s) Mary Morris Charles sign, seal and as her act and deed deliver the within written deed, and that he, with Elizabeth E. Beaty witnessed the execution thereof.

Sworn to before me this 20th day of October, A. D. 19 52

Elizabeth E. Beaty (Seal)
Notary Public for South Carolina

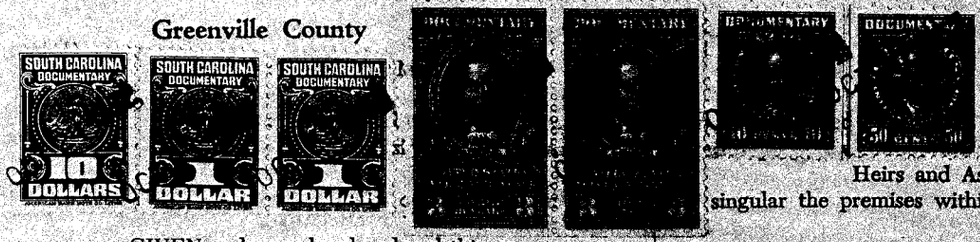
T. D. Nolan

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

Woman Grantor

Notary Public, do hereby certify



declare that she does freely, voluntarily, renounce, release, and forever relinquish unto the within named W. B. Bennett, Jr., his Heirs and Assigns, all her interest and estate, and also her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of , A. D. 19

(Seal)
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. $; U. S. $

Recorded this 21st day of October 19 52 at 4:53 P. M., No. 23385