

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

U.S.C. Address of Grantee
1 Earksdale Road
Greenville, S. C. 29607
12 SB FH '81
ANNERSLEY

140 793

KNOW ALL MEN BY THESE PRESENTS, that I, KATHARINE BUSH EDWARDS, individually and as Executrix of the Estate of Thomas W. Edwards, deceased (hereinafter referred to as Grantor)

In consideration of SEVENTEEN THOUSAND FIVE HUNDRED and No/100 (\$17,500.00)-- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto THOMAS W. EDWARDS, JR. (hereinafter referred to as Grantee), his heirs and assigns forever, (1) an undivided ONE TENTH (1/10) interest in and to the herein described properties and (2) a remainder interest in and to the remaining NINE TENTHS (9/10) interest in and to the herein described properties, subject only to the Grantor's right to convey by sale all or any part of the NINE TENTHS interest, in fee simple provided the interest is sold to a purchaser who pays the current fair market value for the real estate conveyed. Grantor agrees that any liens or encumbrances on the properties which she has created or which arise during her lifetime or as of her death will be paid by her estate. Upon the death of Katharine Bush Edwards any and all of the remaining unsold portion of the 9/10 undivided interest described above in the herein described properties will be solely owned by Thomas W. Edwards, Jr., his heirs and assigns forever absolutely and in fee simple title free and clear of all liens and encumbrances including those created at and after the death of Katharine Bush Edwards. The parties covenant that, as long as either of the original parties to this deed (Katharine Bush Edwards and Thomas W. Edwards, Jr.) owns an interest in the properties, these parties, their heirs, successors, and assigns cannot bring any partition action of the properties without the written consent of all living original parties who at the time of the proposed partition own an interest in said properties. The subject properties are described as follows:

ALL that certain piece, parcel or tract of land situate, lying and being partially in Greenville County and partially in Laurens County, South Carolina and partially within and partially outside the town limits of Fountain Inn, said tract containing a total of 96.24 acres and having the netes and bounds according to plat entitled "Property of Thomas W. Edwards" dated July 19, 1980, prepared by T.H. Walker, Jr., Registered Land Surveyor, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book 8 I at page 27 and in the Office of the Clerk of Court for Laurens County, South Carolina in Plat Book 42 at page 108.

BEING a portion of the property conveyed to Thomas W. Edwards by deed of E. (continued on back)

together with all and singular the rights, members, hereditaments and appurtenances to and premises belonging or in any wise incident or appertaining to have and to hold all and singular the premises before mentioned unto the grantee(s) and the grantee(s) heirs or successors and assigns forever. And the grantor(s) hereby bind the grantor(s) and the grantor(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s) heirs or successors and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s) hand(s) and seal(s) this 15th day of January, 1981.
Katharine Bush Edwards (SEAL)
Katharine Bush Edwards, Individual (SEAL)
and as Executrix of the Estate of (SEAL)
Thomas W. Edwards, deceased, (SEAL)

SIGNER, sealed and delivered in the presence of:

C. Conroy Rys and J.
Joe W. Wyman

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PROBATE

Personally appeared the undersigned witness and state that (s/he saw the within named grantor(s) sign, seal and as the grantor(s)'s act and deed, delivers the within written deed and that (s/he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 15th day of January 1981
Notary Public for South Carolina
My commission expires 10-07-90
C. Conroy Rys and J. (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF

DECLARATION OF POWER NOT NECESSARY

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (widow) of the above named grantor(s) personally did this day appear before me and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any constraint, duress or fear of any person whatsoever, ratify, release, and forever relinquish unto the grantor(s) and the grantor(s) heirs or successors, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within expressed and released.

GIVEN under my hand and seal this
day of 19

(SEAL)
Notary Public for South Carolina

My commission expires

RECORDED

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