

JOHN M. DILLARD, P.A., GREENVILLE, S.C.

2315 Augusta Road  
Greenville, S. C. 29605

1145-299

STATE OF SOUTH CAROLINA

FILED  
GREENVILLE CO. S.C.

COUNTY OF GREENVILLE

MAY 31 3 19 PM '81

DONN W. WALKERSLEY

KNOW ALL MEN BY THESE PRESENTS, that **LEOLA F. SMITH**, individually and as Executrix of the Estate of Grady L. Smith, Deceased, **ALLENE SMITH JONES** and **FRED B. JONES**

in consideration of **One Hundred Six Thousand and no/100ths (\$106,000.00) -----** 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

**SOUTHSIDE BAPTIST CHURCH**, an eleemosynary corporation, its successors and assigns:

ALL that piece, parcel or tract of land, containing 21.24 acres, more or less, situate, lying and being on the northern side of Woodruff Road (South Carolina Highway No. 146), in Butler Township, Greenville County, South Carolina, being a portion of 68.21 acres PROPERTY OF GRADY L. SMITH on a plat thereof made by W. J. Riddle, dated May 10, 1943, recorded in the RMC Office for Greenville County, S. C., in Plat Book N, page 79, and having according to a plat of a survey for SOUTHSIDE BAPTIST CHURCH made by Williams and Plumblee, Inc., Engineers, dated March 11, 1981, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of the right of way of Woodruff Road at the corner of property owned by Fred B. Jones and Ruby M. Rosemond (said iron pin being located S. 5-51 W., 34 feet from the common corner of property owned by Leola F. Smith as life tenant, Rosemond and Fred B. Jones aforesaid), and from said beginning point running thence along the northern side of the right of way of Woodruff Road the following courses and distances: N. 67-39 W., 131.3 feet to an iron pin, N. 71-17 W., 73.2 feet to an iron pin, N. 74-58 W., 109.5 feet, N. 79-45 W., 106.7 feet to an iron pin, and N. 82-28 W., 126.8 feet to an iron pin at the boundary line separating the remainder interests of the Grady L. Smith Estate established by the Court of Common Pleas in Judgment Roll No. 80-4199; thence with said boundary line N. 27-37 E., 519.1 feet to a point; thence N. 13-34 E., 756.2 feet to an iron pin; thence along the line of property sold to Asheton, Inc., S. 69-09 E., 638.6 feet to an iron pin on property owned by Fred B. Jones; thence with Fred B. Jones, S. 41-29 E., 480.5 feet to an iron axle; thence with the line of property owned by Ruby M. Rosemond, S. 48-26 W., 1072.4 feet to an iron pin; thence along the line of Fred B. Jones, S. 5-51 W., 34 feet to the point of beginning.

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The above described property is a portion of the same conveyed to Grady L. Smith by deed of C. J. Peterson recorded in the RMC Office for Greenville County, S. C. in Deed Book 253, page 312 on May 14, 1943. Grady L. Smith died testate a resident of Greenville County, South Carolina, on May 14, 1947, devising a life estate in the above described property to his wife, Leola F. Smith, with a remainder interest to his daughter, Allene Smith Jones, as will appears by reference to the records of the Probate Court for said county and state contained in Apartment 530, File 2.

The exact boundary line of the remainder interest of Allene Smith Jones from the remainder interest devised to her brother, Grady Freeman Smith, and now owned by his heirs, was established by the Court of Common Pleas in the action of Leola F. Smith, et al, vs. Allene Smith Jones, et al, pursuant to the Decree of the Hon. Robert W. Hayes, dated July 25, 1930, appearing of record in the Office of the clerk of Court for Greenville County, South Carolina, in Judgment Roll No. 80-4199.

Fred B. Jones has executed this deed only for the purposes of conveying a small triangular strip of land owned by him adjoining property of Ruby M. Rosemond on the northern side of Woodruff Road above mentioned, which was a portion of property conveyed to him by deed of C. J. Peterson recorded in the RMC Office for Greenville County, S. C., in Deed Book 290, page 271 on April 27, 1946, the other portion of said property on the southern side of Woodruff Road having been conveyed by Fred B. Jones to Graceland Cemetery Development Corporation. Except for said small triangular strip of land, the warranties hereinafter contained do not apply to Fred B. Jones, but only to the remaining Grantors herein.

(OVER)

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