

Witness Attestation

I, Shelby Stephens, the first witness, and I, Alison Page, the second witness, sign my name to the foregoing power of attorney being first duly sworn and do not declare to the undersigned authority that the principal signs and executed this instrument as his or her, and that I, in the presence and hearing of the principal, sign this power of attorney as witness to the principal's signing and that to the best of my knowledge the principal is eighteen years of age or older, of sound mind and under no constraint or undue influence.

Shelby Stephens  
Signature of First Witness

Alison Page  
Signature of Second Witness

JOINT SURVIVORSHIP DEED

The State of South Carolina,  
COUNTY OF LAURENS

PLEASE DO NOT PRINT IN THE NEWSPAPER



2019003132  
DEED  
RECORDING FEES  
STATE TAX \$10.00  
COUNTY TAX \$0.00  
RECORDED & INDEXED \$0.00  
04-10-2019 03:07 PM  
LYNN W. LANCASTER  
CLERK OF COURT  
LAURENS COUNTY, SC  
BK: D 1439  
PG: 257 - 260

KNOW ALL MEN BY THESE PRESENTS, THAT, I, Horace Lee Leopold, in the State aforesaid,

for and in consideration of the sum of One and 00/100 (\$1.00)-----DOLLAR, and love and affection for my wife, Eunice C. Leopold, to me in hand paid at and before the sealing of these presents by my wife, Eunice C. Leopold, in the 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 said Horace Lee Leopold and Eunice C. Leopold, as joint tenants, with the right of survivorship, and not as tenants in common, their heirs and assigns, forever, the following described property, to wit:

All that lot, piece or parcel of land lying and being in Dials Township, Laurens County, South Carolina containing seventy-seven (77) acres, more or less, the said lands being bounded now or formerly, by Armstrong lands, John Smith lands, Randolph Nelson lands, Talmadge and Lizzie Leopold lands, Herman and Frances Leopold Brown lands, James lands, Ralph Cooley lands and possible others.

This being the remaining property conveyed to the Grantor herein, Horace Lee Leopold, by Deed from Talmadge Virgil Leopold dated September 10, 1980 and recorded September 12, 1980 in the Office of the Clerk of Court for Laurens County, South Carolina in Deed Book 223 at Page 383 and by Deeds recorded February 27, 1981 in the Office of the Clerk of Court for Laurens County, South Carolina in Deed Book 224 at Page 304; at Page 305; at Page 307; at Page 308; at Page 309; and, at Page 310.

ALSO, all that piece, parcel or lot of land, with all improvements thereon, situate, lying and being in Dials Township, County of Laurens, State of South Carolina, on the northern side of S.C. Road, S-30-340, known as Hellams Circle, being a part of the James Hudson Leopold home place and described as follows: Beginning at a point in the branch under the bridge on S.C. Road S-30-340, known as Hellams Circle, and extending North up the said branch for a distance of 450 feet, more or less, to a point the center of the said branch; thence West up branch for a distance of 170 feet to a point in center of the branch; thence South across lands formerly owned by Walter Leopold, et al for a distance of 470 feet to a point on highway right-of-way, thence East up the said road for a distance of 170 feet to the beginning point. The said lands being bounded, now or formerly, on the North by land of Horace Lee Leopold; on the East by land of Horace Lee Leopold, on the South by S.C. Road S-30-340, known as Hellams Circle; and on the West by land of William R. and Shelby W. Leopold.

This piece of land having been conveyed to the Grantor herein, Horace Lee Leopold, by Deed from Lizzie Smith Leopold dated January 8, 2003 and recorded January 9, 2003 in the Office of the Clerk of Court for Laurens County, South Carolina in Deed Book 615 at Page 270.

Custoret

THE STATE OF SOUTH CAROLINA }  
COUNTY OF LAURENS.

KNOW ALL MEN BY THESE PRESENTS, That I, Lucinda Armstrong of the  
County of Laurens  
in the State aforesaid, for and in consideration of the sum  
to me Three Hundred + no/100 DOLLAR  
in hand paid at and before the sealing of these presents by J H Leopard  
in the State aforesaid (the receipt whereof is hereby acknowledged) have granted, bargained, sold and released, and by these Presents  
grant, bargain, sell and release, unto the said J H Leopard

All that piece, parcel and lot of land situate lying and being in the  
County and State aforesaid containing Ten and 85/100 acres of land more or less  
lying on waters of Mountain Creek, beginning at a stone 3X thence N 67 1/4 W, 12.66  
to a stone 3X on thence S 57 1/4 W 3.75 to a stone 3X thence S 14 1/4 E 7.60 to  
stone 3X thence 74 3/4 E 9.50 to a stake 3X thence N 27 1/4 E 7.87 to the beginin  
corner formerly bounded by lands of Mrs Elliott Curry, East Lands and the  
M H Burdine lands as described in the deed of conveyance by G W L  
to the said Lucinda Armstrong bearing date of Nov. 23, 1898, upon  
therunto had will more fully appear

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in any  
incident or appertaining;

TO HAVE AND TO HOLD, All and singular, the premises before mentioned unto the said J H Leopard, his  
Heirs and Assigns fore  
AND I do hereby bind myself Heirs, Executors and Administrators, to warrant and forever defend all  
singular the said premises unto the said J H Leopard his  
Heirs and Assigns, against me and my Heirs, and all other persons  
whomsoever lawfully claiming, or to claim, the same or any part ther

WITNESS my Hand and Seal, this 12 day of Jan in the year of  
Lord one thousand nine hundred and twenty four and in the one hundred and forty eighth  
year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of Lucinda Armstrong (L.)  
M B Babercrombe (L.)  
Edwin Hellawell (L.)

STATE OF SOUTH CAROLINA, }  
County of Laurens. } Personally appeared before me E E Hellawell  
and made oath that he saw the within named Lucinda Armstrong  
sign, seal, and as Mr act and deed deliver the within written deed; and that he with M B Babercrombe  
witnessed the execution thereof.

Sworn to before me, this 12th  
day of Jan A. D. 192 4  
Edwin Hellawell (L. S.)  
Magistrate Notary Public for South Carolina.

STATE OF SOUTH CAROLINA, }  
County of Laurens. } I, E E Hellawell, a Notary Public in and for  
State of South Carolina, do hereby certify unto all whom it may concern  
that Mrs. Lucinda Armstrong the wife of the within named Mr  
did this day appear before me, and, upon being privately and separately examined by me, did declare that she does free  
voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinqui  
unto the within named Mr heirs and assigns, all  
interest and estate, and also all her right and claim of dower, of, in or to all and singular the premises within mentioned and relea

Given under my Hand and Seal, this 12th  
day of Jan A. D. 192 4  
Edwin Hellawell (L. S.)  
Notary Public for South Carolina. (L.)

Recorded this 17th day of Jan, 192 4, in Book 1, Page 1  
J W Thompson County Auditor

A true record of the original filed this 17 day of Jan A. D. 192 4  
Edwin Hellawell

THE STATE OF SOUTH CAROLINA, }

COUNTY OF LAURENS.

KNOW ALL MEN BY THESE PRESENTS, That I, H.L. Leopard of Laurens County

in the State aforesaid, for and in consideration of the sum of Five Hundred and Sixty & 65/100 DOLLARS, me in hand paid at and before the sealing of these presents by J.H. Leopard

in the 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 J. H. Leopard

All that tract or parcel of land containing Twenty-nine and 3/4 acres, more or less, Situated in the County and State aforesaid, lying on waters of Mountain Creek, beginning at stake in branch near ford, thence S. 58 1/2 W. 9.90 to a stone 3x, thence N. 23 W. 14.65 to a stone 3x, thence N. 39 E. 27.40 to a stone 3x, thence S. 4 1/2 W. 30.50 to the beginning corner, binding on lands of J.W. DuPree, T.B. Campbell, W.P. Leopard and said J.H. Leopard.

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 J. H. Leopard, his

AND I do hereby bind myself, my Heirs, Executors and Administrators, to warrant and forever defend, all and singular, the said premises, unto the said J. H. Leopard, his

Heirs and assigns, against me and my Heirs, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS My Hand and Seal, this 14th. day of July in the year of our Lord one thousand nine hundred and ~~one~~ Eleven and in the one hundred and ~~one~~ Eleven year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

H. L. X Leopard (L. S.) mark

John R. Hellams (L. S.)

J. Rapley Hellams (L. S.)

STATE OF SOUTH CAROLINA, }

County of Laurens.

Personally appeared before me J. Rapley Hellams

and made oath that he saw the within named H.L. Leopard

sign, seal, and as his act and deed, deliver the within written deed; and that he, with John R. Hellams

witnessed the execution thereof.

Sworn to before me, this 14th.

day of July

, A. D. 1911

J. R. Hellams

Notary Public for South Carolina.

J. Rapley Hellams (L. S.)

STATE OF SOUTH CAROLINA, }

County of Laurens.

I, J. R. Hellams

a Notary Public in and for the State of South Carolina, do hereby certify unto all whom it may concern

that Mrs. Nannie H. Leopard the wife of the within named H. L. Leopard

did this day appear before me, and, upon -her- being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named

J. H. Leopard, his heirs and assigns, all her interest and estate, and all her right and claim of dower, of, in or to all and singular the premises within mentioned and released.

Given under my Hand and Seal, this 14th.

day of July

, A. D. 1911

J. R. Hellams

Notary Public for South Carolina.

Nannie H. Leopard (L. S.)

Recorded this 29th. day of July, 1911, in Book E, Page 40

J. W. Thompson

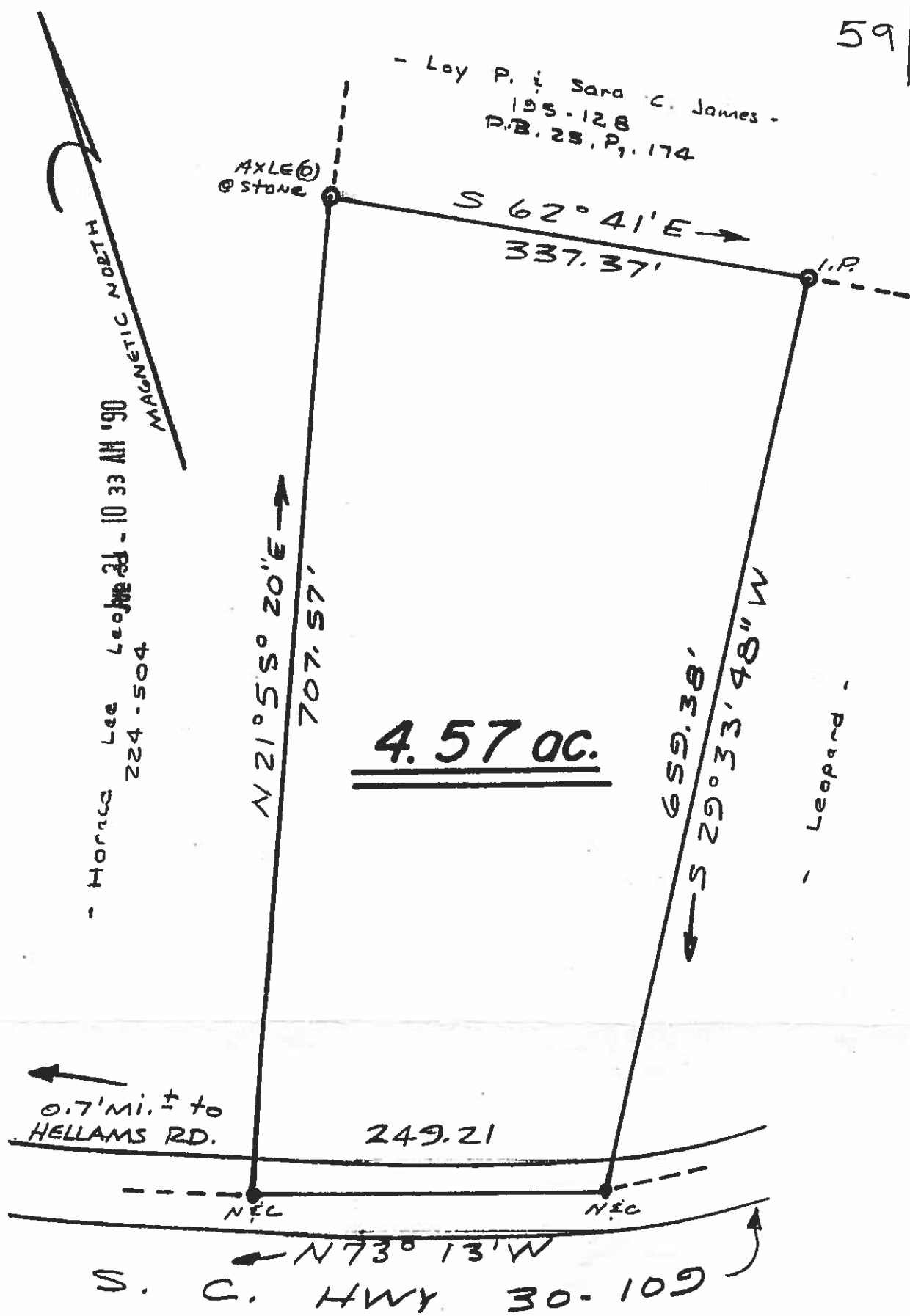
County Auditor.

A true record of the original filed at 11:15 o'clock, A. M., this 31st. day of March, A. D. 1913.

Thos. W. Bennett

C. C. C. P.

59/165



SURVEY FOR

WILLIAM R. LEOPARD

JULIA V. LEOPARD

LAURENS COUNTY,

SOUTH CAROLINA

SCALE: 1"=100'

DATE: APRIL 9, 1990

John Woods  
SURVEY BY JOHN WOODS

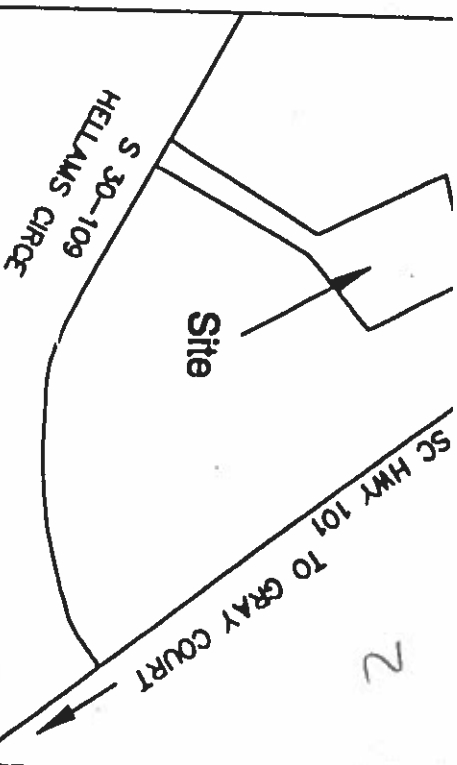
R.L.S. NO. 3980

AREA CALC. BY D.M.D.

CLOSURE > 1:5,000

REF. PLAT BY L. GOOSEY PB. 42, PG. 170.

1	N 59-27-20 W	65.39'
2	N 82-06-14 W	39.87'
3	N 09-34-14 W	14.93'
4	N 78-50-34 W	25.44'
5	S 58-34-17 W	20.68'
6	N 57-00-55 W	14.91'
7	S 56-37-29 W	18.87'
8	S 69-08-21 W	58.15'
9	N 22-37-11 W	40.01'
10	N 02-50-11 W	38.45'
11	N 82-44-24 W	29.54'
12	N 43-21-56 W	55.91'
13	S 76-21-42 W	17.36'
14	N 80-55-14 W	82.40'
15	N 69-23-54 W	33.52'
16	S 87-58-00 E	3.30'



N/F LUCY & JACK NELSON  
DB: 107 & 320

IPF AXLE

N40°46'21"E  
744.49'

CL CREEK

IPS .5 REBAR  
114.26'

N40°46'21"E  
811.01' TOTAL

5.52 ACRES +/-

PROPERTY LINE  
CENTERLINE CREEK

IPS .5 REBAR

S17°06'01"E  
280.78'

N40°46'21"E  
237.52'

IPF 1" CRIMP TOP

IPF 18" TREE 68.30' & RIGHT .21'

IPF AXLE

N/F HORACE LEE LEOPARD  
DB: 224 & 506

S16°07'22"E  
553.89'

IPS .5 REBAR  
S87°58'00"E  
213.60' TOTAL  
BASIS OF BEARING UNRECORDED PLAT  
ON DB: 224 & 506  
HORIZONTAL

IPS .5" REBAR  
494.42'

16.5' ASP. IPS .5" REBAR  
25.42'

N08°03'38"E  
518.73' TOTAL

S08°03'38"W  
504.55' TOTAL

IPF .25" SOLID CM  
481.85'

IPF 1" SOLID

5.52 ACRE CUTOUT OF HORACE LEE LEOPARD PROPERTY  
BASED ON THE UNRECORDED PLAT OF THE 77 ACRES  
HORACE LEE LEOPARD OWNED PER DB: 224 & 506

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

REVISED 03-31-98

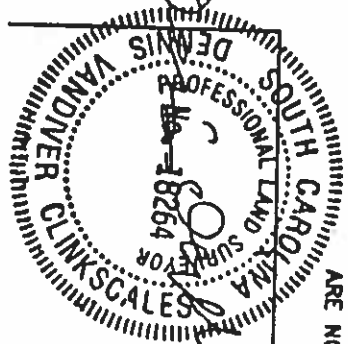
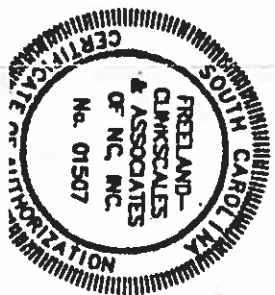
State of South Carolina

LAURENS COUNTY

Survey

WILLIAM R. & SHELBY W.

WILLIAM R. & SHELBY W. LAURENS COUNTY  
440 SAINT ANDREW STREET  
SPARTANBURG, S.C. 29302  
(803) 542-1540  
(803) 542-1545 (FAX)  
REVISED BOOK 224 & 506  
PLAT MAP 160-00-00-008  
PLATTY CHART



GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft

END
PIN FOUND
PIN SET
PLATE ORN
PLATED POINT
3 POLE
3 BOX
RIETE MONUMENT
ERLINE
E LINE
HEAD POWERLINE
4 DRAIN LINE
ANY SEWER LINE

PROVED BY:  
311 OFFICE  
Dept of Public Works  
STORS OFFICE

W. H. Stallard

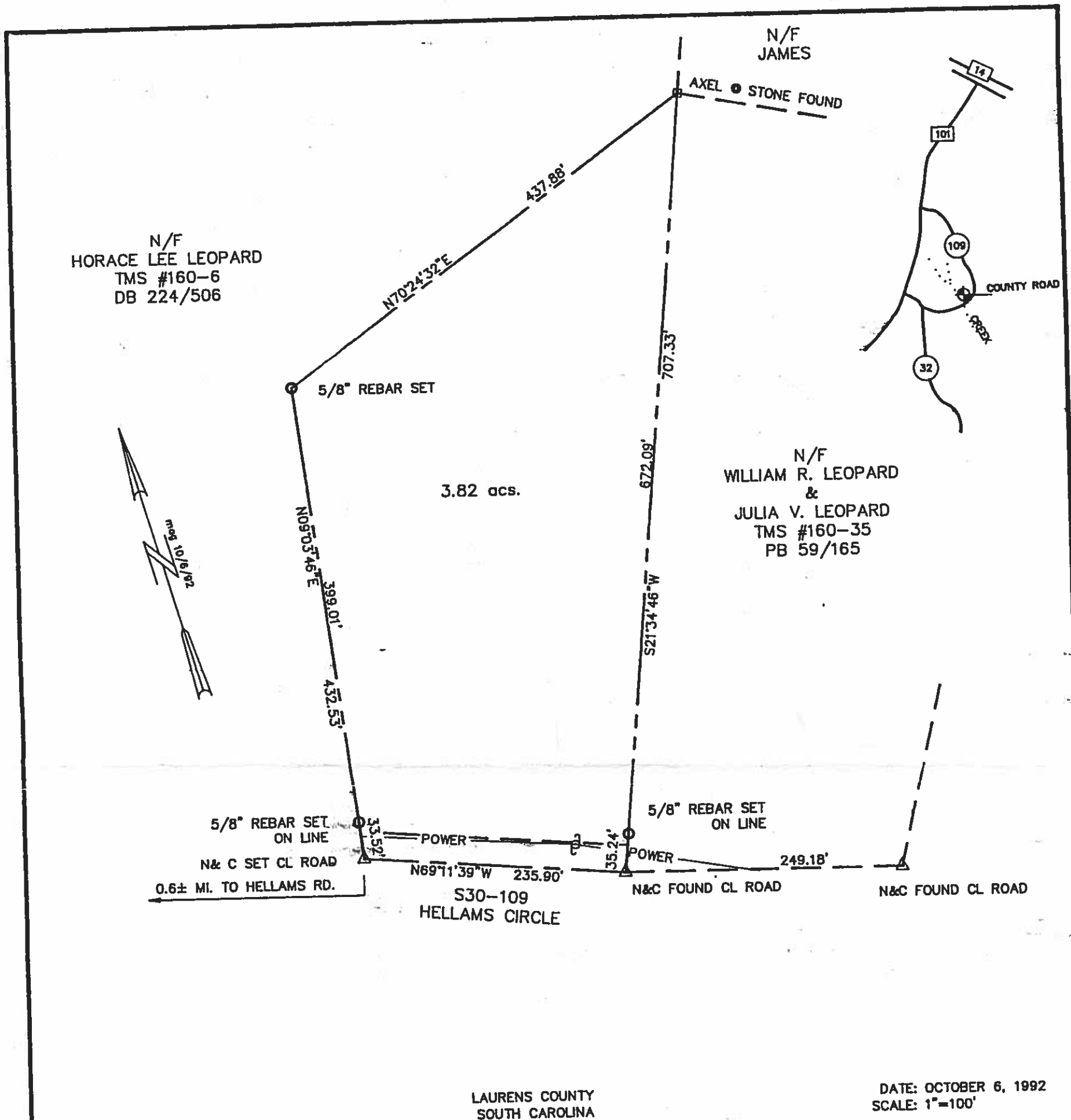




Oct 15 3:19 PM '92

A-21-1

3



PLAT  
MADE AT THE REQUEST  
OF  
GERALD LEOPARD  
and  
TERESA LEOPARD

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class B survey as specified therein.

HEANER ENGINEERING CO., INC.  
611 CALHOUN AVE.  
GREENWOOD, SC 29646  
(803) 223-1553

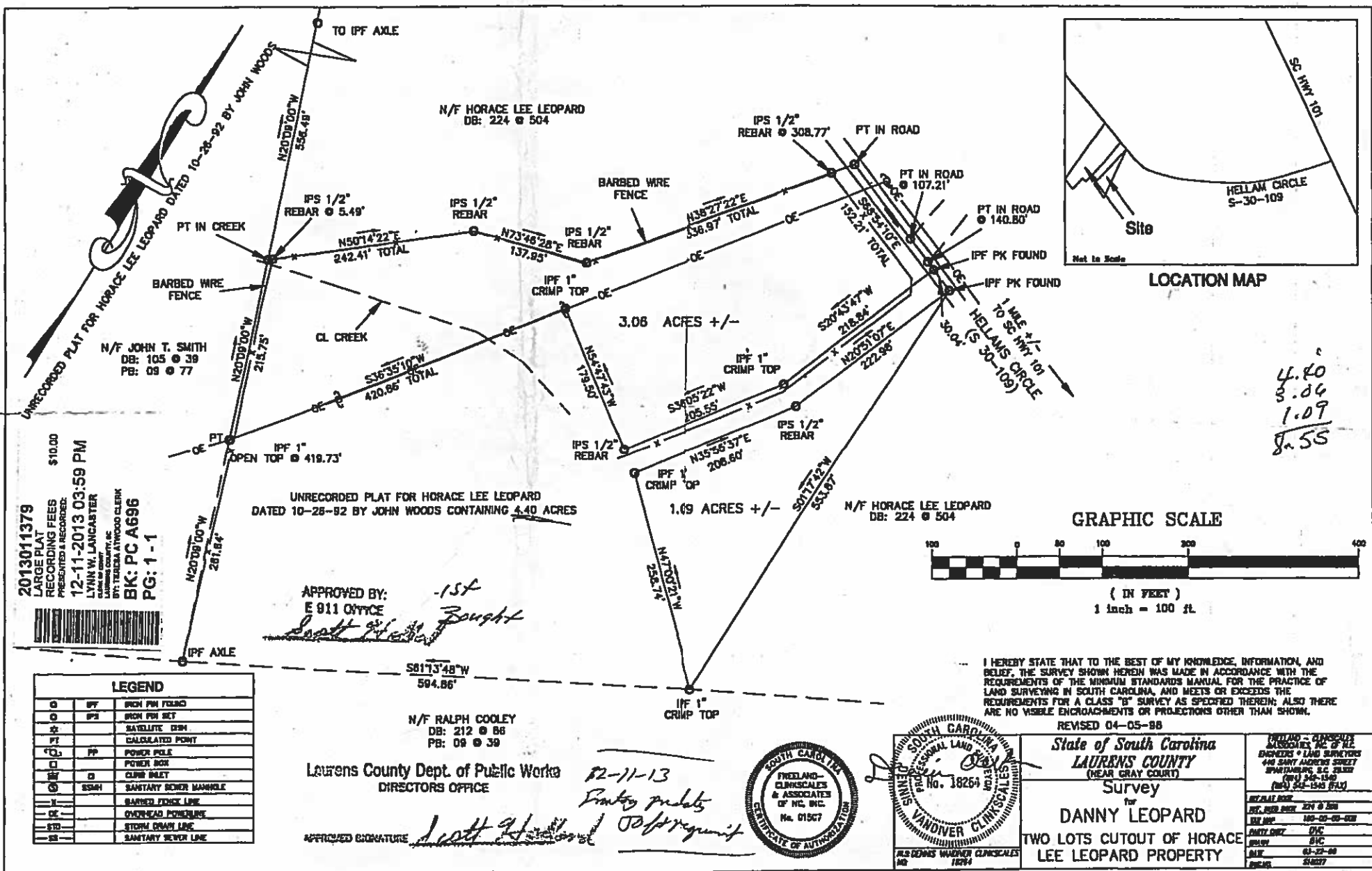
BY:   
EDWARD S. BARTLESS  
PLS# 5764 DATE: 10/6/92



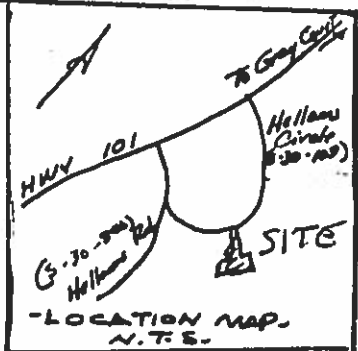
DESIGN BY: _____	DATE: _____	PLAT	GERALD LEOPARD and TERESA LEOPARD	heaner engineering co., inc. 611 calhoun ave. greenwood, s.c. (803) 223-1553
DRAWN BY: ESR	10/6/92			
CHECKED BY: _____	SCALE: _____			
APPROVED BY: _____	1"=100'			

A-21-1





98009887 09/08/1998 B65 P266  
TIME: 11:53A LAURENS COUNTY SC



- Ralph Cooley -  
P.B. 212, P. 89  
P.B. 9, P. 89

- John T. Smith -  
P.B. 105, P. 89  
P.B. 9, P. 17

4.4 AC.

523.42 ft  
P.B. 1, P. 89

- Horace Lee Leopard -  
D.B. 224, P. 504

- Horace Lee Leopard -  
D.B. 224, P. 504

APPROVED BY:  
E 911 OFFICE

9-8-98

Laurens County Dept. of Public Works  
DIRECTORS OFFICE

APPROVED SIGNATURE

*Scott Holland*

## BOUNDARY SURVEY FOR HORACE LEE LEOPARD

LAURENS COUNTY, SOUTH CAROLINA  
SCALE: 1" = 100' DATE: OCT. 26, 1998

I hereby state to the best of knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the minimum standards manual for the practice of land surveying in South Carolina, and meets or exceeds the requirements for a class B survey as specified therein.

Survey by John Woods, R.L.S. No. 3980  
Fountain Inn, S.C. 29844



Tax Map 106, parcel 6.

HELLAMS CIRCLE  
(S-30-109)