

GREENVILLE, CO. S. C.

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HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, PARTNERS, 107 PETTIGRU STREET, GREENVILLE, S. C. 29602

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE F. SIMS, R. M. C.

For True Consideration See Affidavit
Book 33 Page 284

KNOW ALL MEN BY THESE PRESENTS, that J. R. Sims

in consideration of Ten and No/100 (\$10.00) Dollars and other valuable considerations ~~SEEMX~~ the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Ralph H. McKendree, Sr. and Helen C. McKendree, their heirs and assigns, forever:

All that certain piece, parcel and tract of land with all buildings and improvements thereon situate, lying and being in Dunklin Township, Greenville County, State of South Carolina and being shown as Tract No. 1 on plat made by F. E. Ragsdale recorded in Plat Book PPP at Page 75 in the R.M.C. Office in Greenville County, South Carolina and having according to said plat, the following courses and distances:

BEGINNING at a point (nail and cap) in the center of Cobb Road corner with Tract 2 as shown on said plat and running thence with center of Cobb Road, N. 1-29 E. 121.4 feet to a nail and cap; thence N. 13-53 E. 275.8 feet to a point on Stewarts line; thence N. 61-00 W. 493.3 feet to an iron pin corner with property now or formerly of S. G. Vance Estate; thence S. 45-20 W. 2139 feet to an iron pin in or near Ellison's Creek; thence along and with Ellison's Creek; the creek being the line, the following courses and distances: S. 88-20 E. 320 feet; N. 76-20 E. 1100 feet; N. 72-35 E. 1250 feet; thence S. 52-00 W. 122 feet and N. 58-15 E. 341 feet to corner with line of Tract No. 2; thence with the line of Tract No. 2 as shown on said plat N. 81-11 W. 1109 feet to nail and cap in the center of Cobb Road, the point and place of beginning.

This is the same property conveyed to the Grantor by deed of Frank Austin, et al made February 3, 1967 and recorded in the Greenville County R.M.C. Office in Deed Book 813 at Page 263.

This conveyance covers all improvements on the property including minnows, lakes, and equipment used in the operation of the minnows and fishing bait business now in operation on the property.

20-55-1-25



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