

State of South Carolina

Greenville County

FILED
GREENVILLE CO. S. C.
DEC 13 3 43 PM '72
ELIZABETH RIDDLE
R.M.C.

For True Consideration See Affidavit
Book 36 Page 181

Know all Men by these presents, That I, BOYCE THORNTON ROE,

in the State aforesaid,

in consideration of the sum of Ten and No/100 (\$10.00)
and other valuable consideration
to me paid by Emb-TEX Corp.

Dollars

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

EMB-TEX CORP., its successors and assigns:

All of the grantor's right, title and interest in and to that certain piece, parcel or tract of land, situate lying and being on the northern side of Roe Road, the southern side of State Park Road, and the western side of U. S. Highway No. 25 in the City of Travelers Rest, County of Greenville, State of South Carolina, and having the following metes and bounds according to plat entitled "Survey for Emb-TEX Corp." dated August 17, 1972, by W. R. Williams, Jr., R.L.S.:

Beginning at an iron pin on the western right-of-way of U. S. Highway No. 25 at the corner of other property owned by the grantee herein, and running thence with the western right-of-way of U. S. Highway No. 25 S. 38-08 W. 380 feet to a nail and cap in Roe Road; thence N. 52-00 W. 176.5 feet to a nail and cap in Roe Road; thence N. 78-36 W. 168.3 feet to a nail and cap in Roe Road; thence S. 80-20 W. 631.1 feet to a nail and cap in Roe Road; thence N. 81-17 W. 275 feet to a nail and cap in Roe Road; thence S. 81-26 W. 170 feet to a nail and cap in Roe Road; thence with the line of Gaston and McCarroll property N. 27-50 E. 394.1 feet to an iron pin on the southwestern side of Grassy Branch; thence continuing in the same direction to a point in the center of the branch; thence with the center line of the branch as the line, the traverse of which is N. 17-45 W. 185 feet to an iron pin on the northeastern side of said branch at the corner of Goodlett property; thence running from the center of said branch past said iron pin and with the line of said Goodlett property S. 88-44 E. 405 feet to an iron pin in a paved drive; thence continuing with the line of said Goodlett property and with the line of Hunt property N. 23-14 E. 1,122 feet to an iron pin on the southern side of State Park Road; thence continuing across State Park Road N. 23-14 E. 315.9 feet to a point in Tubbs Mountain Road; thence S. 0-48 E. 342.2 feet across State Park Road to an iron pin on the southern side of State Park Road at the corner of property owned by the grantee herein; thence with the line of the grantee herein S. 0-48 E. 1,127 feet to an old iron pin; thence continuing with the line of property of the grantee herein S. 75-50 E. 495.8 feet to an iron pin on the western right-of-way of U. S. Highway No. 25 at the point of beginning.

This conveyance is made subject to existing easements, restrictions and rights-of-way upon or affecting said property.

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