

BEGINNING at an iron pin located on the eastern right-of-way of Buncombe Road which iron pin is S 7-40 E 30 feet from the right-of-way marker at the south edge of the town of Travelers Rest and from said point of beginning running thence N 82-20 E 375 feet to an iron pin; thence N 7-40 W 210 feet to an iron pin near a large oak; thence S 82-20 W 375 feet to an iron pin on the right-of-way line of Buncombe Road; thence with the eastern right-of-way of Buncombe Road S 7-40 E 210 feet to the point of beginning, and being the same property described in that certain Deed from the Grantees herein to the Grantor herein dated August 16, 1973, recorded in the Greenville County RMC Office in Deed Book 984 at page 139. (485-1-14)
(LESS)

This conveyance is made subject to existing easements, restrictions and rights-of-way of record including, without limitation, the rights-of-way for Roe Road, Buncombe Road, Edwards Street and U. S. Highway No. 25.

The property herein conveyed is a portion of the property conveyed to J. C. Roe by Deed of L. P. Hillhouse dated February 13, 1900, recorded in Deed Book GGG, page 47; by Deed of W. C. B. Pike dated October 2, 1901, recorded in Deed Book III, page 238; by Deed of Minnie Lee Hillhouse dated November 8, 1905, recorded in Deed Book RRR, page 64; by Deed of S. L. Duckworth dated February 1, 1905, recorded in Deed Book NNN, page 662; by Deed of F. M. Edwards dated January 10, 1902, recorded in Deed Book III, page 482; and by Deed of E. Inman, Master In Equity, dated February 13, 1922, recorded in Deed Book 59, page 262. J. C. Roe died intestate on September 16, 1958, and the records of his Estate are on file in the Greenville County Probate Court in Apartment 690 at File 15. His sole heirs at law were his widow, Nora Neves Roe, and his children, Helen Roe Thackston, Boyce Thornton Roe, Robert Boling Roe and James Allen Roe. Helen Roe Thackston died testate on January 3, 1968, and her Will was duly probated in the Greenville County Probate Court and is contained in the Court's records in Apartment 1019, File 1. Subsequently, her interest in the above described land was conveyed to her mother and three brothers by Deed dated November 21, 1968, recorded on January 15, 1969, in Volume 860, page 113, Greenville County RMC Office. Robert Boling Roe died intestate on June 9, 1972, and the records of his Estate are contained in the Greenville County Probate Court in Apartment 1234, File 7. His sole heirs at law were his widow, Charlotte A. Roe, the Grantor herein, and his children, Robert B. Roe, Jr., Helen Lucinda Roe Turner and Rebekah Hull Roe Brown, the Grantees herein.

The above described premises are conveyed together with all and singular the rights members hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Robert B. Roe, Jr., Helen Lucinda Roe Turner and Rebekah Hull Roe Brown, their heirs and assigns forever.

And the Grantor herein does hereby bind herself, her heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Robert B. Roe, Jr., Helen Lucinda Roe Turner and Rebekah Hull Roe Brown, their heirs and assigns, against the Grantor and the Grantor's heirs.

WITNESS the Grantor's hand and seal this 22 day of December, in the year of our Lord One Thousand Nine Hundred and Seventy-Five.

WITNESSES:

Mary E. Wagner
James A. Quattlebaum III

Charlotte A. Roe (SEAL)
Charlotte A. Roe

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