

STATE OF SOUTH CAROLINA, }
Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That I, Rena Rice Geer,

in the State aforesaid,
in consideration of the sum of
Two Thousand and no/100 (\$2,000.00) Dollars

to me in hand paid
at and before the sealing of these presents by J. F. Howard, M. O. Alexander, R. S. Ballenger, G. T. Pruitt and G. M. Shipman, Trustee of Parker School District, Greenville County, S. C.,

(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. F. Howard, M. O. Alexander, R. S. Ballenger, G. T. Pruitt and G. M. Shipman, Trustees of Parker School District, Greenville County, S. C.

All that certain piece, parcel or tract of land situate, lying and being on both sides of South Saluda River being partly in Pickens County and partly in Greenville County, South Carolina, containing 74 acres, more or less, and being designated as part of Tract No. 3 and 4 and part of Bates Tract of land as shown on plat of property of grantor recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "I" at pages 94 and 95, and having the following metes and bounds according to survey made by Dalton & Neves, March 1941.

Beginning at an iron pin on the north edge of old Pumpkintown Road at corner of property of H. B. McKoy, and running thence with said road as the line in a northeasterly direction 200 feet to a point at the intersection of said Pumpkintown Road and a road leading from said Pumpkintown road in a northerly direction to the Geer Highway; thence with the west side of said last mentioned road in a northerly direction 675 feet to an iron pin; thence crossing said road and running N. 52-30 E. 1478 feet to a stone corner of lands now or formerly of McKinney; thence N. 7-45 E. 660 feet to a stone; thence N. 82-30 W. 216 feet to an iron pin; thence S. 83-15 W. 1177 feet to an iron pin; thence S. 0-35 E. 45 feet to an iron pin; thence N. 86-30 W. 318.5 feet to an iron pin; thence S. 83-45 W. 220.5 feet to an iron pin on the west edge of a power line right of way; thence with edge of said power line right of way S. 2-0 W. 400 feet to an iron pin; thence S. 60-0 W. crossing road leading from the Geer Highway to Blythe Shoals 356 feet to a point in center of South Saluda River; thence up said river as a line in a northwesterly direction 180 feet, more or less to a point in river at or near lightwood knot at corner of lands now or formerly of L. P. Slattery; thence with Slattery lands S. 60-0 W. 671.6 feet to an iron pin at corner of land of P. C. Fant; thence with said Fant line S. 40-25 E. 988 feet to a point; thence continuing with said land S. 37-30 E. 482 feet to point in center of South Saluda River; thence up said river following the center in a northeasterly direction 200 feet to an iron pin; thence S. 85-40 E. 207 feet to an iron pin; thence S. 75-30 E. 444 feet, more or less to an iron pin; thence S. 11-0 W. 270 feet to an iron pin on north side of Pumpkintown Road, the beginning corner. See Plat recorded in Office of R. M. C. for Greenville County in Plat Book M, page 73.

There is embraced within the boundary of the tract of land above described an area on the west bank of Saluda River on the Pickens County side marked "sold", but this area is included in the tract and it is intended that the title to the area marked sold shall vest in the grantees.

A portion of the said area marked sold was heretofore conveyed by Franklin Real Estate & Investment Company and J. E. Sirrine as Trustees to I. Rex Rice by deed dated January 19, 1934 and recorded in the Clerk's Office for Pickens County, S. C. in Deed Book 4-C at pages 35 and 36, and thereafter the said I. Rex Rice reconveyed the said lot to Rena Rice Geer by deed dated August 16, 1943 and to be recorded herewith.

It is understood that this property is conveyed subject to any and all existing easements and rights-of-way which have heretofore been granted over this property.

It is further understood between the parties hereto that this property shall never be used for the sale of wines, beers, liquors or other intoxicating beverages.