

TITLE TO REAL ESTATE

KEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I. S. V. C. Fairchild

.....in the State aforesaid,
.....in consideration of the sum of
Two Thousand One Hundred Eighty & 00/100ths (\$2180.00) Dollars

to mein hand paid
at and before the sealing of these presents by
M. L. Jarrard

(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

M. L. Jarrard, his heirs and assigns, forever:

All that certain piece, parcel or tract of land situate, lying and being on the East side of Middle Saluda River in Cleveland Township, Greenville County, South Carolina, containing 109 acres (including railway right-of-way and right of way of U. S. Highway #276) as shown by Plat made of property of Sallie V. C. Fairchild, made by T. T. Dill April 5, 1946, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "B", Page 147, and having, according to said Plat, the following metes and bounds, to-wit:-

Beginning at a stake in old road just East of the present right-of-way of U. S. Highway #276 at corner of lands of J. Harvey Cleveland, Hart and Grantor and running thence across said Highway, N. 75-10 W. with lands of Grantee and J. Harvey Cleveland, 1807 feet a forked poplar on branch; thence following the branch as the line in a general Westerly direction, 890 feet to a point in center of Middle Saluda River; thence down the center of Middle Saluda River in a Southwesterly direction 950 feet to a bend in river; thence continuing down said river, 610 feet to a bend; thence continuing with the center of Middle Saluda River in a Westerly direction 375 feet to a point in river near Maple on South bank; thence S. 8-0 E. 118 feet to a locust stump; thence N. 82-0 E. 650 feet to a stake; thence S. 38-0 E. 1196 feet to a stake; thence N. 48-0 E. crossing Greenville-Northern Railway right-of-way 885 feet to a red oak; thence S. 56-0 E. 400 feet to a stone; thence S. 39-0 E. 560 feet to an iron pin; thence N. 52-0 E. crossing the right-of-way of U. S. Highway #276, 660 feet to a stake on Wolf Branch; thence with line of Hard land again crossing right-of-way of U. S. Highway #276, N. 35-0 W. 910 feet to a stake; thence continuing with Hart line, N. 54-20 E. again crossing right-of-way of U. S. Highway #276, 1275 feet to a stake in old road, the beginning corner.

There is included within the boundaries of the above described tract of land the right-of-way for the Greenville & Northern Railway Company which crosses said property as shown on the Plat above referred to and there is also included within the said boundaries, portions of the right-of-way of U. S. Highway #276 which crosses said property and it is understood that this conveyance is made subject to the right-of-way for the said rail road above mentioned and the U. S. Highway #276, and any other right-of-ways for public utilities now existing over this property.

This is one of the tracts of land devised to the Grantor by her Father, Jesse F. Cleveland under his Will which is on file in the office of the Probate Court for Greenville County, S. C.

The Grantor agrees to pay the 1946 taxes on the above property.