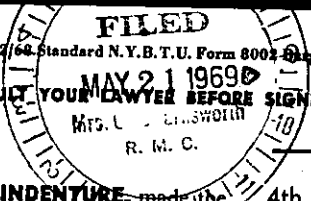


For True Consideration See Affidavit
Book 31 Page 133

PF 29 12/64 Standard N.Y.B.T.U. Form 8002 Bargain and Sale Deed, with Covenant against Grantor's Acts—Individual or Corporation (Single Sheet)



CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

VOL. 888 PAGE 325

THIS INDENTURE, made the 4th day of March, nineteen hundred and sixty nine, BETWEEN CLOVER J. ENG, residing at 153 Ludlow Street, New York, New York,

party of the first part, and ROZELL COX, residing at 271 Hunter Ridge Road, Massapequa, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in ~~the~~ Bates Township, Greenville County, State of South Carolina

^{270.60} BEGINNING on a Sweet Gum in the Old White Horse Road; thence running S. 7 E. 4.10 Chains to a bend in said Road; thence S. ²³¹ 1/2 W. 3-50 to a Stone; thence 87 E. 374 to a Stone; thence N. 81 E. 4.10 Chains to a Maple Tree on a Branch; Thence up said Branch N. 50 W. 10-55 Chains to the beginning Corner and containing three and seven one hundredths Acres, more or less.

The above described land is part of the same conveyed by deed to A.B. Benson and Nora Benson by Mary G. Bowers, adjoining land of A. B. Benson and Nora Benson and C. H. Duck.

All that piece, parcel or lot of land in Bates Township, Greenville County, State of South Carolina lying on South side of White Horse Road bounded by lands of Lee and Willie O'Neal, Hovey Goldsmith, Thomas Bowens and other land of A. B. Benson and Nora Benson as described as follows:

BEGINNING in center of White Horse Road at Stone of line on bank of road and running thence S. 84-15 E. 260 feet; thence N. 81-36 E. 272 feet to Maple by branch; thence S. 57-20 E. 380 feet to iron pin by dead Sweet Gum; thence S. 68-00 W. 568 feet to pine; thence N. 74-45 W. 420 feet to center of said road and thence along road to the beginning N. 16-15 E. 298 feet and contains (5 3/4) Five and 3/4 Acres more or less.

Grantor is a female

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Edward P. Blazy
Shirley Blazy

Clover J. Eng
CLOVER J. ENG

(CONTINUED ON NEXT PAGE)

016-1-523-1-91-370-1