

ALSO

- 140-550.3-1-13

ALL that tract of land in Austin Township, Greenville County, State of South Carolina, on the road from Simpsonville to Woodruff (also referred to as the Jonesville Road) and on Gilder Creek, containing 68 acres, more or less, according to a survey made by J. Coke Smith on Jan. 20, 1945, and being a portion of the lands conveyed to Jasper C. Moore by E. Inman, Master, as parts of the Estate of T. R. Cox, deceased. The said land is described by courses and distances and metes and bounds as follows:

BEGINNING at a corner in Woodruff Road which is also a corner of the property conveyed by Jasper C. Moore to J. K. Keller and at a point 1548 feet northeast from the lands of Leonard Greene and running thence along said Simpsonville - Woodruff Road, N. 54-10 E. 410 feet to bend therein; thence N. 61-50 E. 660 feet to another bend therein; thence N. 29-35 E. 530 feet to bend; thence N. 80-35 E. 546 feet to bend; thence N. 65-55 E. 160 feet to bend; thence N. 2-30 E. 102 feet to corner in Gilder's Creek with property now or formerly of R. M. Kilgore across the said creek; thence along the creek, S. 88 W. 568 feet to turn; thence N. 39 W. 206 feet to turn; thence N. 31-30 E. 141 feet to turn; thence N. 5-30 E. 179 feet to turn; thence N. 81-30 W. 165 feet to turn; thence N. 48-30 W. 216 feet to turn; thence N. 70-45 W. 642 feet to turn; thence N. 4-30 E. 247 feet to turn; thence N. 54-10 W. 483 feet to turn; thence N. 9-15 W. 520 feet to corner in creek which is also a point in the lands now or formerly of J. O. Waddell; thence along property now or formerly of Waddell, S. 45 W. 1150 feet to the corner of lands conveyed to J. K. Keller by Jasper C. Moore; thence as a dividing line between this land and the lands conveyed to Keller, S. 27-45 E. 2080 feet to the beginning corner.

LESS a five-acre tract conveyed by J. Sam Marshbanks to Sara L. McGana, by deed dated Jan. 20, 1947, and recorded on Jan. 21, 1947, in the Office of R.M.C. for Greenville County in Deed Book 306, page 64. The interest conveyed herein in the last-described tract of 68 acres, more or less, is a portion of Grantors' interest in said property conveyed to Grantors by deed dated January 30, 1968, and recorded in the Office of the R.M.C. for Greenville County in Deed Book 837 at page 107.

AS part of the consideration for the conveyance of an undivided 8 per cent interest in said 68-acre tract, Grantee assumes and agrees to pay those certain mortgages by Grantors, both dated January 30, 1968, to Security Federal Savings and Loan Association, recorded in Real Estate Mortgage Book _____, page _____, and to Joseph Sam Marshbanks, recorded in Real Estate Mortgage Book _____, page _____. Grantee's assumption of the mortgages described herein is limited to 8 per cent of the total obligations thereunder.

The undivided 8 per cent interest in and to the property described herein is conveyed by the Grantors in the following proportions: Walter S. Griffin, an undivided 4 per cent; Frank B. Halter, an undivided 2 per cent; R. M. Caine, an undivided 2 per cent. Concurrent with the conveyance herein, grantors have this date executed other deeds conveying undivided interests in the property described herein. Upon consummation of said conveyances, the property will be owned as follows: Walter S. Griffin, an undivided 33-1/2 per cent interest; Frank B. Halter an undivided 16-3/4 per cent interest; R. M. Caine, an undivided 16-3/4 per cent interest; R. E. Houston, Jr., an undivided 6-1/4 per cent interest, I. H. Houston, an undivided 6-1/4 per cent interest; Lowndes Hill Realty Company, an undivided 12-1/2 per cent interest; and Mildred C. Wearn, an undivided 8 per cent interest.

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