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HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN, ELIZABETH PROBLE 57 PETTIGRU STREET, GREENVILLE, S. C. 29603

R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

For True Consideration See Affidavit
Book 36 Page 55

KNOW ALL MEN BY THESE PRESENTS, that RALPH HARRISON MCPHERSON, GEORGE BRUCE MCPHERSON,
and JOHN A. MCPHERSON, JR.

in consideration of TEN (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS-----Dollars

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto JAMES F. RICHARDSON, his heirs and assigns forever:

75-576.1-1-10 (234.78 BY DEED)

ALL those pieces, parcels or lots of land, together with buildings and improvements, situate, lying and being in the County of Greenville, State of South Carolina, being shown on a Plat entitled "Plat of Carolina Brandon Farms and adjacent lands", made by McPherson Company, dated 12-5-46, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 45, Page 37, consisting of four (4) tracts with one being shown as Tract A consisting of 114.52 acres, a contiguous tract consisting of 76.46 acres, a contiguous tract consisting of 42.70 acres and a 1.1 acre tract with the perimeter metes and bounds description of the above mentioned tracts being as follows:

BEGINNING at a point at the joint corner of Tract A and Tract B as shown on the aforementioned plat, which point is located 1,914.0 feet in a Northwesterly direction from Jenkins Bridge Road, thence running with the common line of Tract A and Tract B, S. 50-00 W., 1,933.8 feet to a sweet gum; thence running with the common line of Tract A and Tract C, S. 49-15 W., 2,098.8 feet to a box alder on the bank of the Reedy River; thence running with the Reedy River in a Northerly direction, with the old run of the River as the property line from a point at the joint corner of Tracts A and C to a point at the joint corner of Tracts A and the 76.47 acres tract herein conveyed; thence continuing with the Reedy River as the line, the following courses and distances: N. 37-30 W., 231.0 feet to a point; N. 57-40 W., 569.0 feet; N. 49-00 W., 440 feet; N. 10-00 W., 488 feet; S. 85-00 E., 446 feet; N. 5-00 W., 240 feet; N. 66-30 E., 207 feet; N. 1-00 W., 133 feet; N. 62-15 W., 241 feet; N. 6-30 W., 116.0 feet; N. 81-30 E., 450 feet; S. 68-30 E., 388.0 feet; S. 35-15 E., 330 feet; N. 53-00 E., 309 feet; N. 26-15 E., 121 feet; thence N. 27-15 E., 200 feet; thence N. 32-00 W., 960 feet; N. 61-45 W., 271 feet to a stake in the bark of the aforementioned Reedy River; thence leaving the River and running as follows: N. 32-00 E., 145 feet to a stone; thence N. 39-45 W., 396.0 feet to a stone; thence S. 88-45 E., 1,943 feet to a point; thence S. 88-45 E., 50.2 feet to a point in the center of Harrison Bridge Road; thence running with the center of Harrison Bridge Road, the following courses and distances: S. 3-13 W., 798.48 feet to a point; S. 0-13 W., 100 feet; S. 4-15 E., 100 feet; S. 14-25 E., 100 feet; S. 28-43 E., 100 feet; S. 35-08 E., 100 feet; S. 40-29 E., 108.8 feet; thence leaving the said Harrison Bridge Road and running thence S. 38-00 E., 99.3 feet to a sycamore at the joint corner of the 76.46 acre tract, the 42.70 tract and the 1.1 acre tract; running thence S. 1-00 W., 429.0 feet to a red oak; thence running S. 43-45 E., 1,650.0 feet to the point and place of beginning.

There is expressly included herein all the Grantors' right, title and interest in and to all lands, including but not limited to islands, which may have been formed or which may have been added to the property herein conveyed by reason of a shift in the course of the Reedy River as same bounds the within property.

The above described property is hereby conveyed subject to rights of way, easements, conditions and public roads reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

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Greenville County
Stamps
Paid \$ 9790
Act No. 380 Sec. 1

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