

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

FILED
GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that Edna M. Ross

in consideration of Fifteen Thousand and No/100 (\$15,000.00)----- 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 Allen Fretwell, his heirs and assigns, forever:

ALL that piece, parcel or tract of land situate, lying and being on the northern side of Darby Road near the Mountain Creek Road (also known as the Sandy Flat Road and/or the Old Rutherford Road) in upper Greenville County, South Carolina containing 14.60 acres, more or less and being the easternmost portion of property shown on a plat of the Greenville City Water Works recorded in the RMC Office for Greenville County, S. C. in Plat Book D, page 49, and having according to a more recent plat of the property of Allen Fretwell, made by Terry D. Dill, R.L.S., dated April 14, 1973, the following metes and bounds, to-wit:

BEGINNING at a point in or near the center line of the Darby Road on a bridge crossing the Enoree River and running thence with the center line of the Darby Road, the following courses and distances, to-wit: N. 87-20 W. 278 feet to a point, N. 79-02 W. 200 feet to a point, N. 71-51 W. 135 feet to a point, N. 54-40 W. 100 feet to a point, N. 58-14 W. 120 feet to a point, N. 80-37 W. 100 feet to a point, N. 84-34 W. 200 feet to a point, N. 75-30 W. 100 feet to a point, and N. 72-22 W. 200 feet to a point. (said point being approximately .2 of a mile east of the Sandy Flat Road or S.C. Highway No. 253); thence along the line of other property owned by Grantor and leaving said road, N. 33-43 E. 156.8 feet to an iron pin; thence N. 15-30 E. 660 feet to an iron pin in or near Beaver Dam Creek; thence with Beaver Dam Creek as the line, the following traverse courses and distances, to-wit: N. 80-37 E. 180 feet to a point; S. 87-16 E. 112 feet to a point; N. 60-16 E. 100 feet to a point, N. 70-36 E. 200 feet to a point, N. 76-49 E. 90 feet to a point, and S. 29-39 E. 45 feet to a point at or near the intersection of said creek with the Enoree River; thence with the Enoree River as the line and following the center line thereof, the following traverse courses and distances, to-wit: S. 30-31 W. 75 feet to a point, S. 40-10 W. 105 feet to a point, S. 12-22 W. 200 feet to a point, S. 30-59 W. 210 feet to a point, S. 06-40 W. 130 feet to a point, S. 20-00 E. 358 feet to a point, S. 58-30 E. 150 feet to a point, S. 77-40 E. 400 feet to a point and S. 55-30 E. 50 feet to the point of beginning.

A portion of the above described property lying East of the line designated on the aforementioned plat recorded in the RMC Office for Greenville County, S. C. in Plat Book D, page 49, as "S.20 E. 117 feet, bounded on the north by the Enoree River and on the South by the Darby Road and on the East by the Bridge crossing Enoree River and on the West by said line designated S. 20-00 W. 117 feet," is included in the above description, and as to said strip, the warranties hereinafter set forth do not apply, it being the intention of the grantor only to quit-claim all her right, title and interest in and to said strip but to warrant the balance of the above described property.

-280- 499.2-1-22.2
OUT OF 499.2-1-22

The above described property is a portion of 40 acres conveyed to the Grantor by deed of M. L. Ross recorded in Deed Book 909, page 455 and by the City of Greenville in Deed Book 252, page 130 and is hereby conveyed subject to rights of way, and easements of public record and to so much of the above described property which lies within the boundaries of Darby Road, a public highway.

Grantee agrees to pay Greenville County property taxes for the tax year 1973 and subsequent years.

(Continued on next Page)

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