

BEGINNING at a point at the intersection of the westerly side of Duncan Chapel Road and the northerly side of Montague Road and running thence with the northerly side of said Montague Road S. 9-46 W. 81.00 feet to a point; thence continuing with the northerly side of Montague Road S. 46-09 W. 329.40 feet; thence leaving Montague Road and running along the line of property shown on the above described survey as "Exhibit B" and heretofore conveyed to Woodwinds Limited Partnership N. 43-51 W. 623.46 feet to a point in the line of property now or formerly of Childers; thence along the line of said property N. 69-54 E. 553.10 feet to a point on the westerly side of Duncan Chapel Road; thence along the westerly side of said Duncan Chapel Road S. 26-17 E. 369.90 feet to the point of beginning.

The property herein conveyed is the remainder of that property conveyed to the Grantor herein by deed dated August 27, 1973, recorded in the R.M.C. Office for Greenville County in Deed Book 982, page 577.

The within conveyance is made subject to the easements or rights of way of Duke Power Company and Greenville County Sewer Authority as the same appear on the above referred to survey, to general utility easements of record affecting said property, to the right of way of Montague Road, and to the rights of others in and to the continued and uninterrupted flow of the Reedy River.

As a part of the consideration herein, the Grantee does hereby agree to assume and to pay the indebtedness secured by that certain mortgage of Dan Bruce Real Estate Co., Inc. to Edgar B. and C. C. League, dated August 27, 1973, recorded in the R.M.C. Office for Greenville County in Mortgage Book 1289, page 136, and having a present principal balance of \$94,222.50 and also that certain mortgage of B & J Company to First Piedmont Mortgage Company, Inc. dated August 27, 1973, recorded in the R.M.C. Office for Greenville County in Mortgage Book 1289, page 149, and having a present principal balance of \$49,048.44.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said

Woodwinds General Partnership, its successors

~~and~~ and assigns forever.

AND it ~~do hereby bind~~ does hereby bind itself and its successors ~~herby, creditors and administrators~~ to warrant and forever defend all and singular the said premises unto the said

Woodwinds General Partnership, its successors

~~and~~ and assigns against itself and its successors ~~and~~ and every other person whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS its Hand and Seal this 20th day of May in the year of our Lord one thousand nine hundred and seventy-four

Signed, Sealed and Delivered in the Presence of

Virginia J. Malley

B & J Company, a General Partnership

By: *Dan Bruce* (SEAL)

And: *Dan Jayner* (SEAL)

(SEAL)

(SEAL)

(SEAL)

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