

JOHN M. DILLARD, P.A., GREENVILLE, S. C.

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GREENVILLE CO. S. C.

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JUL 26 10 25 AM '76

STATE OF SOUTH CAROLINA

DONNIE S. TANKERSLEY  
R.M.C.

COUNTY OF GREENVILLE

SOUTHERN BANK AND TRUST COMPANY, AS TRUSTEE FOR T. M. BAILEY,  
KNOW ALL MEN BY THESE PRESENTS, that MARVIN P. CANNON, H. BAXTER CARPENTER, WACO F. CHILDERS, JR.,  
PAUL A. GUTHRIE, JR., W. GAINES HUGULEY, ARTHUR C. McCALL, WAKE H. MEYERS, HARRY R. STEPHENSON,  
JR., J. ROBERT THOMASON and C. DOUGLAS WILSON, under written agreement, dated November 18, 1969

in consideration of Forty Nine Thousand Seven Hundred Twenty Two and 75/100 ----- 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 EUGENE RACKLEY and ELIZABETH M. RACKLEY, their heirs and assigns, forever:

ALL that piece, parcel or tract of land containing 29.18 acres, exclusive of country road rights of way, situate, lying and being on the southwestern side of the right of way of U. S. Highway No. 276 and on the eastern and western sides of a county road in the corporate limits of the Town of Simpsonville, in Austin Township, Greenville County, South Carolina, being the southeasternmost portion of the Property of J. M. Latimer and Ida Mae Latimer as shown on a plat thereof made by C. O. Riddle, Surveyor, dated June, 1959, recorded in the RMC Office for Greenville County, S. C., in Plat Book RR, page 1, and being shown on a more recent plat thereof entitled "SURVEY FOR RACKLEY, BUILDER-DEVELOPER, INC." made by Piedmont Engineers, Architects and Planners, dated July 17, 1973, and having according to the last mentioned plat the following metes and bounds, to-wit:

BEGINNING At a point on the southwestern side of the right of way of U. S. Highway No. 276 at the corner of property formerly owned by A. G. Huff and known owned by Tompkins, and thence running along the line of Tompkins and crossing a country road, N. 77-55 W., 1620 feet to an iron pin; thence continuing along the line of property now or formerly owned by Tompkins, N. 11-43 W., 919.8 feet to an iron pin in or near the center line of Wildcat Branch; thence with Wildcat Branch as the line opposite Brentwood Subdivision, the following traverse courses and distances: S. 81-47 E., 212.3 feet to a point, S. 72-48 E., 300 feet to a point, N. 89-43 E., 155 feet to a point, N. 74-13 E., 155 feet to a point, and N. 58-13 E., 180 feet to a point on the right of way of U. S. Highway No. 276; thence with the southwestern side of the right of way of U. S. Highway No. 276, S. 36-00 E., crossing a county road, 1309.5 feet to an iron pin; thence continuing along the line of said right of way, S. 54-00 W., 8 feet to a point; thence continuing along the line of said right of way, S. 15-36 E., 203.2 feet to the point of beginning.

The above described property is a portion of the same conveyed to the Grantor by deed of Ten Fold, Inc., recorded in the RMC Office for Greenville County, S. C., in Deed Book 879, page 489, on November 18, 1969, and this deed is made by the Grantor as Trustee pursuant to the power to sell, convey and dispose of said property as set forth in the terms and conditions of said deed.

The above described property is hereby conveyed subject to all rights of way and easements for electric power lines, sewer lines and roadways as contained in deeds given by the Grantor and its predecessors in title and actually existing on the ground affecting said property.

-899-319-1-2.1

The within deed is further made pursuant to the terms and conditions of that certain Option given by the Grantor to Eugene Rackley, recorded in the RMC Office for Greenville County, S. C., in Deed Book 931, page 281, this deed being the remaining property under said Option, which has terminated by its own terms. An assignment of said Option of Real Estate was given by Rackley, Builder-Developer, Inc., to the above named Grantees as shown by instrument recorded in the RMC Office for Greenville County, S. C., in Deed Book 1012, page 483.

The Grantees agree to pay City of Simpsonville and Greenville County property taxes for the tax year 1976 and subsequent years.



Greenville County  
Stamps  
Paid \$ 55.00  
Act No. 530 Sec. 1

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