

Grantee's mailing address: Stallings Road, Taylors, S. C.

State of South Carolina,
Greenville County

1064 509

SEP 9 4 42 PM '77
DONNIE S. TANKERSLEY

Know all Men by these presents, That

First Federal Savings and Loan Association
of Greenville, S. C., a corporation chartered under the laws of the United
States and having a principal place of business at Greenville, State of
South Carolina

in the State aforesaid, in consideration of the sum of

Four Million, Two Hundred Thousand and No/100 (\$4,200,000.00)-----Dollars

to it paid by Pebblepart, Ltd., a South Carolina Limited Partnership

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and
released, and by these presents do grant, bargain, sell and release unto the said Pebblepart, Ltd.,
a South Carolina Limited Partnership, its successors and assigns:

ALL that certain piece, parcel or tract of land, with all improvements thereon situate,
lying and being in the State of South Carolina, County of Greenville, containing 604.2 acres,
more or less, plus certain additional acres, less certain lots sold off as shown on plat
prepared by Enwright Associates, Engineers, July 4, 1973, entitled Pebble Creek Development,
and recorded in the RMC Office for Greenville County in Plat Book 4X, at pages 52, 53 and
54, the metes and bounds of the perimeter of said 604.2 acre tract being as follows:

BEGINNING at a point in the center line of Reid School Road, the extreme north-easterly
corner of the tract herein described, and running thence S. 4-17 E. 585.67 feet to an iron
pin on the westerly side of Stallings Road; thence S. 38-13 W. 177.77 feet to a point in
Stallings Road; thence with Stallings Road, the following courses and distances: S. 48-
50 W. 55.93 feet; S. 43-56 W. 175 feet; S. 39-41 W. 100 feet; S. 32-02 W. 250 feet; S. 34-
56 W. 350 feet; S. 38-47 W. 159.58 feet; S. 37-34 W. 8.89 feet; S. 37-34 W. 563.89 feet;
and S. 37-06 W. 219 feet to the intersection of Stallings Road and Roberts Road, thence
with Roberts Road the following courses and distances: S. 14-45 E. 470 feet; S. 12-08 E.
100 feet; S. 9-17 E. 200 feet; S. 5-20 E. 100 feet; S. 1-16 E. 100 feet; S. 2-28 W. 200 feet;
and S. 5-23 E. 3.92 feet; thence leaving said Road and running the following courses and
distances: S. 55-56 W. 610.92 feet; S. 33-53 E. 291.91 feet; N. 46-58 E. 248.86 feet; S. 7-
25 W. 791.04 feet; S. 42-27 E. 908.82 feet; S. 41-33 W. 547.69 feet to a creek; S. 40-49 W.
214.75 feet; S. 40-09 W. 629.82 feet; S. 18-04 W. 1038.53 feet; N. 75-29 W. 278.25 feet;
S. 56-39 W. 473.05 feet; S. 80-36 W. 24.7 feet to a point in Mountain Creek Church Road
thence with said Road the following courses and distances: S. 8-42 E. 100 feet; S. 38-17 E.
100 feet; S. 51-06 E. 200 feet; S. 43-12 E. 100 feet; S. 31-29 E. 100 feet; S. 22-43 E. 100 feet;
S. 10-28 E. 100 feet; and S. 8-22 W. 100 feet; thence leaving said Road and running S. 17-
30 W. 1442.38 feet to an iron pin; thence N. 81-49 W. 638.21 feet to an iron pin; thence N.
82-29 W. 1024.08 feet to a concrete monument; thence N. 20-57 E. 884.64 feet to a concrete
monument; thence N. 84-06 W. 403.64 feet to an iron pin; thence N. 83-51 W. crossing
Stallings Road 1242.88 feet to an iron pin on the bank of a creek; thence following the
meanders of a creek the following traverse lines: N. 20-54 E. 141.14 feet; N. 10-01 W.
124.36 feet; N. 50-08 E. 155.38 feet; N. 23-04 E. 468.88 feet; N. 16-18 E. 118.88 feet;
N. 38-52 E. 83.32 feet; N. 12-25 E. 423 feet; N. 41-23 E. 249.91 feet; S. 67-07 E. 186.09 feet;
S. 26-40 E. 92.68 feet; S. 53-43 E. 159.85 feet; S. 32-47 E. 144.37 feet; and S. 81-22 E.
167.29 feet to the intersection of said creek and Stallings Road; thence leaving said creek
and running with the center line of Stallings Road the following courses and distances:
N. 21-06 E. 441.54 feet; N. 38-40 E. 592.25 feet; and N. 31-18 E. 309.22 feet to the
intersection of Stallings Road and Mountain Creek Church Road; thence with the center line
of Mountain Creek Church Road the following courses and distances: N. 69-24 E. 100 feet;
N. 89-46 E. 100 feet; N. 57-03 E. 100 feet; S. 33-50 E. 100 feet; S. 25-44 E. 100 feet; S. 23-
15 E. 100 feet; S. 20-34 E. 100 feet; S. 16-12 E. 100 feet; S. 13-15 E. 100 feet; S. 18-12 E.
37.09 feet; S. 18-12 E. 62.91 feet; and S. 30-04 E. 81.56 feet; thence in a counter-clockwise
direction around properties excluded from and not a part of the mortgaged premises, a
portion of which excluded properties is Pinehaven Acres Subdivision, the following courses
and distances: N. 52-11 E. 198.47 feet; N. 20-45 W. 85 feet; N. 69-15 E. 873.74 feet; N. 89-
50 E. 354.68 feet; N. 30-30 E. 289.46 feet; S. 30-30 E. 50 feet; N. 89-47 E. 49.64 feet; N. 30-
30 E. 50 feet; N. 30-30 W. 49.3 feet; N. 89.32 W. 50 feet; N. 59-27 W. 50 feet; N. 30-28 E.
420.91 feet; N. 52-23 W. 1138.65 feet; N. 5-20 E. 40.4 feet; and N. 59-34 W. 535.2 feet to a
point in Stallings Road; thence with Stallings Road the following courses and distances:
S. 30-32 W. 622.9 feet; S. 30-15 W. 472 feet; and S. 30-21 W. 600 feet to a point at the
intersection of Stallings Road and Mountain Creek Church Road; thence with Mountain Creek
Church Road the following courses and distances: S. 67-00 W. 267 feet; S. 68-30 W. 100 feet;
S. 78-15 W. 100 feet; S. 80-24 W. 200 feet; S. 82-24 W. 100 feet; and N. 89-12 W. 100 feet;
thence leaving said Road and running thence N. 2-37 E. 42 feet to a point in line of property
(continued on next page)

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