

1072 108

HORTON, DRABDY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.L.A. 307 PETTIGRU STREET, GREENVILLE, S.C. 29601

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Mr. Robert S. Small, Jr.  
P. O. Drawer 10287  
Greenville, South Carolina

10 q 333

KNOW ALL MEN BY THESE PRESENTS, that Jeff R. Richardson, Jr. -----

in consideration of Ten and No/100 (\$10.00) and other valuable consideration ----- 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 Robert S. Small, Jr., his heirs and assigns forever:

ALL that certain piece, parcel or tract of land containing 6.34 acres situate, lying and being near Simpsonville, Greenville County, State of South Carolina, located between the frontage road bordering U. S. Highway #276 immediately South of the intersection of said highway with Fairview Road (formerly Neely Ferry Road) and the Seaboard Coastline Railroad tract, which property is composed of a parcel of 5.33 acres and a parcel of 1.01 acres, as shown on plat, designated as property of Jeff R. Richardson, Jr., near Simpsonville, South Carolina, by C. O. Riddle, R.L.S., dated October, 1972, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-W at Page 94 and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at a point along the center line of Seaboard Coastline Railroad tract where the property hereby conveyed corners with property of the Grantor, thence running S. 69-51 W., 776.25 feet; thence along the same course for a distance of 6.75 feet; thence N. 5-43 W., 50 feet; thence N. 10-7 E., 136.95 feet; thence N. 4-42 E., 32.8 feet; thence N. 2-3 E., 25 feet; thence N. 0-40 W., 61.5 feet; thence N. 3-16 W., 25 feet; thence S. 53-19 E., 32.1 feet; thence N. 68-43 E., 39.5 feet; thence N. 52-47 E., 39.5 feet; thence N. 44-50 E., 338.4 feet; thence N. 32-15 E., 65.7 feet; thence N. 7-5 E., 65.7 feet; thence N. 5-30 W., 60 feet; thence N. 0-55 E., 51.2 feet; thence N. 13-45 E., 51.2 feet; thence N. 75-50 E., 29.1 feet; thence N. 68-42 E., 10.56 feet; thence along the center line of said Seaboard Coastline Railroad tract, shown on said plat as bearing S. 25-41 E., 677.3 feet to the point of beginning. The subject property is bounded on the North by property of U. S. Register Company; on the East by frontage road of U. S. Highway #276; on the South by property of Janie D. DeTreville and on the West by center line of Seaboard Coastline Railroad tract.

This is the same property conveyed to the Grantor herein by deed of Vance B. Drawdy, Trustee recorded in the R.M.C. Office for Greenville County on the 18<sup>th</sup> day of January, 1978 in Deed Book 1072 at Page 108.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property and specifically to those easements, rights of way, reservations and conditions contained in deed from Janie D. DeTreville to Vance B. Drawdy, Trustee recorded in the R.M.C. Office for Greenville County in Deed Book 962 at Page 518.

500-203-1-14

GCTO -----3 JAN 18 78 1038

2-50C1

4328 RV-2

1072 108