

STATE OF SOUTH CAROLINA,

County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That C. G. Gunter, Inc.

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of One Thousand and no/100 (\$1,000.00) DOLLARS, and mortgage indebtedness of Fifteen Hundred (\$1500.00) Dollars

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto C. G. Gunter, Jr., his heirs and

assigns forever, the following described land:

✕ All that piece, parcel or tract of land situate, lying and being in Grove Township, Greenville County, State of South Carolina, having the following metes and bounds, to-wit:

Beginning at a poplar on the branch and running thence along Gunter's line N. 84 W. 556 feet to a stake; thence N. 44 W. 247 feet to a point in the Piedmont Road; thence along center of said road S. 82 E. 1015.8 feet to a point in said road; thence S. 1-30 W. 355.2 feet to a stake in the branch; thence down the meanderings of said branch as the line as follows: S. 85 W. 170 feet to a point; thence S. 86 W. 106 feet to the beginning poplar, and containing 6.06 acres. ✕

The above described land is part of a tract of 145.7 acres, devised to me under the will of my father, Edwin Pepper, on file in Apt. 162, file 16, office of Judge of Probate for Greenville County, being set aside to me in partition of lands of said estate as shown by Judgment Roll C-5163, Clerk's office for said County, see also plat recorded in Plat Book "H", page 70, on which plat the tract set aside to me is designated as tract No. 3.

This being the same tract of land conveyed to the grantor by Frances Pepper Boldridge by deed dated April 19, 1935 and recorded in Deed Book 180, page 178, R. M. C. records for Greenville County, reference to which deed is craved for a more accurate description of said property.

✕ Also: All that tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the County of Greenville and State aforesaid, lying on the East side of the Greenville Piedmont Road eleven miles South of Greenville, more particularly described in a plat of C. M. Furman, Jr., C. E., dated April 12, 1929, having the following courses and distances: Beginning at a stake on the said road opposite lands of J. F. McKensie, and running with the line of Tract #4, W. A. Pepper Estate, S. 79 3/4 E. 54.28 chains to a stake; thence N. 12 E. 26.04 chains to a stone; thence S. 75 W. 2.65 chains to an iron pin on branch; thence in a western direction with said branch; branch being the line 24.40 chains to poplar on branch; thence N. 84 W. 8.52 cahins to stone; thence N. 44 W. 4.65 chains to stone; thence N. 73 W. 11.60 chains to stone on Greenville-Piedmont Road; thence with said Road S. 30 1/2 W. 5.60 chains, S. 29 W. 7.15 chains and S. 19 W. 11.00 chains to the beginning corner, ✕ this being the tract of land inherited by Clyde L. and Wade C. Pepper from the estate of their father, W. H. Pepper, in 1921, and containing 117 acres, more or less, bounded on the South by tract No. 4 of the Estate lands of W. A. Pepper, on the East by Tract No. 1 and Tract No. 2, of said Estate lands, on the North by lands of Edwin Pepper, and on the West by the Greenville-Piedmont Highway, and being the same premises conveyed to the Union Central Life Insurance Company by E. Inman, Master, Greenville County, by deed dated August 30, 1932, and recorded in Book J, page 85, Greenville County Records.

The above tract is Tract No. 3 of William A. Pepper Estate situate in Grove Township and a plat of this property is of record in Judgment Roll 5016, Office of the Clerk of Court for Greenville County. This being the same land conveyed to the grantor by the Union Central Life Insurance Company by deed dated November 29, 1932, and recorded in deed book 164, page 250, R.M.C. records for Greenville County.

The tract of land last described is conveyed subject to a mortgage in favor of the Union Central Life Insurance Company on which there is a balance due of approximately Fifteen Hundred (\$1500.00) Dollars but the grantee assumes no personal liability for the payment of this mortgage, or the note which it secures.