

TITLE TO REAL ESTATE

PROVENCE-JARRARD CO.-GREENVILLE 50557

THE STATE OF SOUTH CAROLINA,
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, Conway A. Groce,

in the State aforesaid,
in consideration of the sum of
Five Dollars. Love and Affection, Dollars

to me in hand paid
at and before the sealing of these presents by Fay G. Groce

(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
Fay G. Groce, her Heirs and Assigns forever

All that piece, parcel or lot of land in Saluda Township, Greenville County, State of South Carolina.

located about 15 miles north of the city of Greenville, near Liberty Church, lying on the West side of U. S. Highway No. 25 and on the South side of the Road that leads from U. S. Highway No. 25 (Buncombe Road) to Pickens, and being all of the tract of land that was conveyed to me by deed from Reuben Gosnell April 29th 1944 and recorded in the Office of the R. M. C. for Greenville County in Deed Book 263 at page 125, Except Two and seven One-hundredths (2.07) Acres located in the southeastern corner of the tract which is being reserved by me, and having the following courses and distances, to wit:

Beginning at a point in the Pickens Road and runs thence S. 25=30 E. 257.5 feet to a stone and iron pin; thence N. 44=15 E. 94.5 feet to a point in the U. S. Highway No. 25; thence with the said highway S. 1=45 E. 349 feet to a point in the said highway, new corner; thence a new line N. 86=10 W. 300 feet to a stake in the woods, new corner; thence another new line S. 1=45 E. 300 feet to a stake on my original line; thence with the said line N. 86=10 W. 537 feet to an iron pin, old corner; thence S. 82=19 W. 193.5 feet to an iron pin, old corner; thence N. 10=45 E. 1056 feet to a point in the Pickens Road; thence with the said road S. 75=00 E. 300 feet to a bend; thence S. 67=30 E. 200 feet to a bend; thence S. 61=30 E. 190 feet to the beginning corner, and containing Sixteen and Sixty Three One-hundredths (16.63) Acres, more or less.