

3. ALL that certain piece, parcel, or tract of land situate, lying and being in Greenville County in Saluda Township and in the State aforesaid on a small branch, waters of Tush Creek, South Tyne River, and has the following metes and bounds:

BEGINNING at a stone 3x old mark and running thence N 10-1/2 W 4.80 chs. to a Holly 3X0.M; thence N 33-3/4 W 5.10 chs. to stone 3X0.M; thence N 29-3/4 W 5.90 ch. to a stone 30X0.M; thence N 9-1/4 W 3.47 ch. to a stone New mark; thence S 53 W 5.63 ch. to a stone 3X0.M; thence S 34 E 4.37 ch. to a stone 3X0.M; thence S 18 E 11.34 ch. to a stone 3X by a sweet gum T.M.; thence S 37 E 6.40 ch. to the beginning corner containing 3-1/4 acres more or less, bounded by J. D. Bridges and J. H. Trammell and being the same conveyed to J. Henry Trammell by J. D. Bridges by deed dated July 18, 1906, recorded in the R. M. C. Office for Greenville County, South Carolina in Deeds Book TTT, Page 95. This tract was subsequently conveyed by J. H. Trammell to Oscar L. Ayers and by Oscar L. Ayers to the present grantor. The deeds therefor containing certain inaccuracies, which have been corrected by correction deed from Oscar L. Ayers to W. E. Epps, dated July 27, 1955, recorded in the R. M. C. Office for Greenville County, South Carolina, herewith.

The above tracts are the same conveyed to the grantor by deed of Oscar L. Ayers, dated May 10, 1948, recorded in the R. M. C. Office for Greenville County, South Carolina in Deeds Book 346, Page 161. The present grantor conveyed 2.65 acres therefrom to Iola E. Simmons by deed dated December 26, 1952, recorded in the R. M. C. Office for Greenville County, South Carolina in Deeds Book 471, Page 467, and the said Iola E. Simmons has reconveyed said 2.65 acre tract to the present grantor by deed dated this the day and recorded concurrently herewith.

As part of the purchase price, the grantee agrees to assume and pay the note and mortgage securing said note, executed by the grantor to Eunice A. Baswell on April 22, 1955 in the original amount of \$1,650.00, the mortgage being recorded in said RMC Office in Mortgage Book 635, Page 149, there being due the sum of \$1,632.56 thereon as of this date.

The above described land is the same conveyed to me by Oscar L. Ayers on the 10th day of May 19 48, deed recorded in office Register of Mesne Conveyance for Greenville County, in Book 346 Page 161.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said \_\_\_\_\_ Samuel F. Seegal, his \_\_\_\_\_

Heirs and Assigns forever.