

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that SOUTHERN BANK AND TRUST COMPANY, AS TRUSTEE FOR T. M. Bailey, Marvin P. Cannon, H. Baxter Carpenter, Waco F. Childers, Jr., Paul A. Guthrie, Jr., W. Gaines Huguley, Arthur C. McCall, Wake H. Meyers, Harry R. Stephenson, Jr., J. Robert Thomason and C. Douglas Wilson, under written agreement dated November 18, 1969 in consideration of ONE HUNDRED ONE THOUSAND, SIX HUNDRED THIRTY SEVEN AND 50/100-----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 T. WALTER BRASHIER, his heirs and assigns forever:

ALL that piece, parcel or tract of land containing 44.10 acres, more or less, situate, lying and being on the southwestern side of the right-of-way of U. S. Highway No. 276 on the northwestern and southeastern sides of Capewood Road and Richardson Street within the corporate limits of the Town of Simpsonville, in Austin Township, Greenville County, South Carolina, being a portion of property of Ida Mae Latimer and J. M. Latimer as shown on a plat prepared by C.O. Riddle, Surveyor, dated June 1959 and recorded in the RMC Office for Greenville County, S. C., in Plat Book RR, page 1, and being shown on a more recent boundary plat of the property of Tenfold, Inc. made by J. L. Montgomery, III, RLS, dated January 24, 1973, and having according to said last mentioned plat the following metes and bounds, to-wit:

BEGINNING at a point on the southwestern side of the right-of-way of Highway U. S. Route #276, at the corner of property now or formerly owned by Jeff R. Richardson, Trustee (Cherrywood Mobile Home Park), and running thence S. 56-15 W., 15 feet to a point in the center line of a branch; thence with said branch as the line opposite property owned by Jeff R. Richardson, as Trustee, the following traverse courses and distances, to-wit: S. 8-43 E., 26.7 feet to a point, S. 84-38 W., 50.9 feet to a point, N. 12-15 W., 73.1 feet to a point, N. 73-27 W., 129.6 feet to a point, S. 48-46 W., 91 feet to a point, S. 54-41 W., 194.8 feet to a point, S. 37-39 W., 148.7 feet to a point, S. 59-38 W., 83.5 feet to a point, N. 89-55 W., 157.3 feet to a point, S. 58-34 W., 76.9 feet to a point, N. 53-57 W., 45.4 feet to a point, N. 72-59 W., 93.7 feet to a point, N. 88-15 W., 135.4 feet to a point, S. 52-55 W., 127.9 feet to a point, N. 87-12 W., 136.7 feet to a point, S. 63-37 W., 40.7 feet to a point, and S. 63-17 W., 161.2 feet to a point at the intersection of said branch with Rocky Creek; thence with Rocky Creek as the line the following traverse courses and distances, to-wit: N. 11-33 W., 49.4 feet to a point, N. 56-55 E., 117.3 feet to a point, N. 24-53 E., 276.6 feet to a point, N. 1-55 E., 66.3 feet to a point, and N. 30-05 W., 144.3 feet to a point in or near the center line of a bridge over which Capewood Drive (also known as Curtis Street Extension) crosses Rocky Creek; thence continuing with Rocky Creek as the line opposite property now or formerly a portion of Westwood Subdivision the following traverse courses and distances, to-wit: N. 27-08 W., 205.9 feet to a point, N. 19-41 W., 177.7 feet to a point, N. 29-50 W., 284.6 feet to a point, N. 15-18 W., 291.1 feet to a point, N. 34-32 W., 139.9 feet to a point, N. 39-38 W., 144.8 feet to a point, N. 9-22 W., 114.8 feet to a point, N. 26-54 W., 157.4 feet to a point and N. 11-25 W., 23.8 feet to a point on the line of property now or formerly owned by Palmetto Greenhouses, Inc.; thence with the line of said property N. 80-46 E., 623.5 feet to a point; thence continuing along the line of said property and along the line of property now or formerly owned by Garrett & Garrett, N. 80-58 E., 259.2 feet to an iron pin on the right-of-way of U. S. Highway No. 276; thence with the line of said right-of-way S. 33-23 E., 78.6 feet to a point; thence continuing with said right-of-way, S. 56-37 W., 25 feet to an iron pin; thence continuing with said right-of-way, S. 33-23 E., 156.7 feet to an iron pin in the line of property now or formerly owned by McLaurin; thence with a branch being the boundary line of said property the traverse line of which is S. 30-41 W., 188.6 feet to a point; thence with the line of another branch the following traverse courses and distances, to-wit: S. 65-55 E., 38.2 feet to a point, N. 75-20 E., 83 feet to a point, and S. 76-04 E., 96.3 feet to a point on the right-of-way of U. S. Highway No. 276; thence a line through the right-of-way of said Highway S. 84-03 E., 72.2 feet to an iron pin within said right-of-way; thence a line through said right-of-way S. 33-42 E., 117.4 feet to a point in or near the center line of the intersection of Capewood Road (Curtis Street Extension) with said right-of-way; thence continuing a line within said right-of-way of U. S. Highway No. 276 and crossing another segment of Capewood Road, S. 33-27 E., 635.1 feet to an iron pin; thence continuing a line within said right-of-way, S. 33-27 E., 552.7 feet (crossing an abandoned portion of Richardson Street) to an iron pin; thence continuing within said right-of-way S. 56-15 W., 25 feet to an iron pin, the point of BEGINNING.

The above described property is a portion of the same conveyed to the grantor by deed of Tenfold, Inc., recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 879, page 489, and this deed is made by the grantor as Trustee pursuant to the power to sell, convey and dispose of said property as set forth in the terms and conditions of said deed.

The above described property is hereby conveyed subject to all rights of way, and easements for electric power lines and sewer lines as contained in Deeds given by the grantor and its

(CONTINUED ON REVERSE SIDE HEREOF)

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