

FILED
GREENVILLE CO. S.C.

Vol 1036 780

MAY 21 1 09 PM '77

DONALD S. TANKERSLEY
R.M.C. TITLE TO REAL ESTATE

State of South Carolina

COUNTY OF PICKENS
GREENVILLE



Greenville County
Stamps
Paid \$ 1.10
Act No. 379 Sec. 1

0760

Know All Men by These Presents, That I (We) Hoyt Reece and Helen Reece

of the County of Pickens in the State aforesaid in consideration of the sum of

One Thousand and No/100 (\$1,000.00) Dollars to Me (Us) paid by
Andy T. Ritchie, III and Phyllis R. Ritchie

in the State aforesaid , receipt of which is hereby acknowledged

have granted, bargained, sold and released, and by these presents do grant, bargain, sell and
release unto the said Andy T. Ritchie, III and Phyllis R. Ritchie, their
heirs and assigns:

"ALL that certain piece, parcel or tract of land situate, lying and being in the State
of South Carolina, County of Greenville, located approximately five (5) miles Northwest
of Marietta, being bounded on the North by land of Ellison, road intervening, on the
South by land of Ellison, on the East by Tract No. 2, and on the West by Sherwood Road,
containing one (1) acre, and being known and identified as Tract No. 1 on plat of T.
Craig Keith, Surveyor, dated December 22, 1973, and according to said plat having the
following courses and distances, to-wit: BEGINNING at Northwest corner of land herein
conveyed at nail in center of Sherwood Road; running thence along center of road South
84-30 East 150 feet to iron pin; running thence South 64-15 East 134 feet to iron pin;
thence leaving road and running thence along line of Tract No. 2 South 25-45 West 154
feet to iron pin; running thence along line of land of Ellison North 65-30 West 262
feet to iron pin in center of Sherwood Road; running thence along the center of Sher-
wood Road North 19 East 106.3 feet to the BEGINNING corner."

ALSO: A road twenty (20) feet in width runs easterly from Sherwood Road as shown on
the plat aforesaid to Tract No. 2 as shown on said plat. The center of this twenty
(20) foot road is the northerly line of the lot hereinabove conveyed. As to said
twenty (20) foot road the grantor reserves the right in himself, his heirs and assigns,
as owners of the land bounded said road on the North side thereof and on the East end
thereof, the free and unobstructed use thereof for access, including access by motor
vehicles to said adjoining and adjacent land, the grantees herein, their heirs and
assigns, shall have the right to use the twenty foot road for access to their lot.

to the source of title
For reference to the above described tract of land and right of way see deed of R. L.
Ellison to Hoyt Reece and Helen Reece dated December 28, 1973, and recorded in Book of
Deeds 991 at page 639, in the office of the Register of Mesne Conveyance for Greenville
County, South Carolina.

- 355 - 0777 - 1 - 33

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the
State of South Carolina, County of Greenville, located approximately five (5) miles
Northwest of Marietta, being bounded on the West by other lands of Reece, and on the
North , East and South by Ellison, being designated as Tract Number Two (2) on plat of
T. Craig Keith, Surveyor, dated December 22, 1973, and more particularly described
according to said plat as follows, to-wit: BEGINNING at an iron pin, the Northwest
corner of the lot herein conveyed, and running thence South 75-30 East 125 feet to a

(continued on reverse side hereof)

4328 RV-2