

HORTON, DRAWDY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA } Mr. S. Hunter Howard, Sr.  
COUNTY OF GREENVILLE } 501 North Main Street  
Fountain Inn, South Carolina 29644

KNOW ALL MEN BY THESE PRESENTS, that Jeff R. Richardson, Jr.

in consideration of Thirty Thousand and No/100 (\$30,000.00) Dollars  
and assumption of mortgage hereinbelow set forth  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain,  
sell and release unto S. Hunter Howard, Sr. and S. Hunter Howard, Jr./ their heirs and assigns forever:  
and James G. Howard

ALL that piece, parcel or lot of land located, lying and being in the County of Greenville,  
State of South Carolina, containing 275.27 acres, more or less, as shown on a plat of C. O.  
Middle, Registered Land Surveyor, entitled property of Jeff R. Richardson, Jr., dated August,  
1973, recorded in Plat Book 4-Z at Page 81, which, according to said plat, has the following  
metes and bounds:

BEGINNING at an iron pin in the center of Nash Mill Road at the intersection of a county road  
to Fairview Church Road, thence N. 87-42 E., 1,338.3 feet to a point in the center of said  
county road; thence, along the line of property now or formerly of Horace P. Nelson and James  
F. Ellesor, S. 33-00 E., 1,815 feet to an iron pin; thence N. 57-17 E., 419.6 feet to an iron  
pin; thence running along South Rabon Creek, the center line of which is the line, and the  
traverse line of which is the following courses and distances: S. 35-12 E., 181.4 feet; S. 60-  
06 E., 110.15 feet; S. 52-47 W., 169.2 feet; S. 28-10 W., 187.5 feet; S. 15-15 W., 127.4 feet;  
S. 7-35 E., 101.7 feet; S. 20-25 W., 98.3 feet; S. 65-16 W., 253.5 feet; S. 44-29 W., 82 feet;  
S. 87-17 W., 149.2 feet; S. 17-36 W., 356 feet; S. 28-53 E., 97.5 feet; S. 32-29 E., 91.45 feet;  
S. 70-42 W., 135.3 feet; S. 50-29 E., 198 feet; S. 34-39 W., 133 feet; S. 34-02 W., 152 feet;  
S. 39-58 W., 100 feet; S. 69-40 W., 99.0 feet; S. 4-07 W., 113.1 feet; S. 28-07 E., 138.9 feet;  
S. 8-49 E., 83.5 feet; S. 56-17 W., 88.8 feet; S. 43-41 E., 168.5 feet; S. 25-10 E., 158.25 feet;  
S. 17-39 E., 231.15 feet; S. 25-47 E., 241.6 feet; S. 34-52 E., 143.9 feet; and S. 20-57 E., 302.1  
feet to an iron pin; thence S. 74-47 W., 775.2 feet to an iron pin; thence S. 8-38 E., 504.3 feet  
to a stone and iron pin; thence along the property now or formerly of J. T. S. Peden, N. 81-54 W.,  
1,413.4 feet to an old iron pin; thence along Perry Creek, the center line of which is the line  
the traverse line of which has the following courses and distances; N. 59-15 W., 89.4 feet;  
N. 60-10 W., 164.2 feet; N. 48-02 W., 165.5 feet; N. 69-57 W., 71.9 feet; N. 63-50 W., 97.7 feet;  
N. 39-12 W., 61.8 feet; N. 49-01 W., 85.9 feet; N. 41-49 W., 70.3 feet; N. 41-34 W., 96.8 feet;  
N. 11-53 W., 106.1 feet; N. 22-12 W., 77.3 feet; N. 13-56 W., 102.7 feet; N. 4-06 W., 161.55 feet;  
N. 21-05 W., 222.9 feet; N. 8-04 E., 56.8 feet; and N. 16-53 W., 316.1 feet to an iron pin;  
thence N. 50-30 E., 477.8 feet to a stone and iron pin at the corner of property now or formerly  
belonging to Arthur W. Rixson; thence along the Rixson line N. 34-04 W., 1,071.89 feet to an  
iron pin; thence S. 64-22 W., 40.75 feet to an iron pin; thence N. 8-04 E., 817.6 feet to a stone  
and iron pin; thence N. 72-19 E., 58 feet to an iron pin; thence N. 10-25 W., 302.7 feet to a  
stone and iron pin; thence S. 83-27 E., 880.3 feet to an iron pin on the property now or formerly  
of Lawrence E. and Carolyn D. Hendrix; thence along the Hendrix line S. 1-35 W., 1,434.5 feet  
to a stone and iron pin; thence S. 87-49 E., 317.6 feet to an iron pin; thence N. 4-19 E.,  
1,603.75 feet to an iron pin; thence N. 5-00 W., 511.5 feet to an iron pin; thence S. 85-29 W.,  
323.9 feet to an iron pin in the center line of Nash Mill Road; thence along Nash Mill Road N. 2-  
41 E., 325.3 feet to an iron pin; thence N. 27-18 W., 142.8 feet to an iron pin; thence N. 17-  
35 W., 165 feet to an iron pin in the center of Nash Mill Road, being the point of beginning.

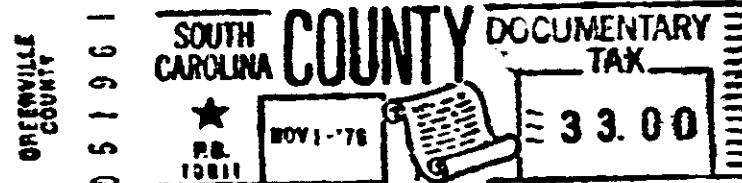
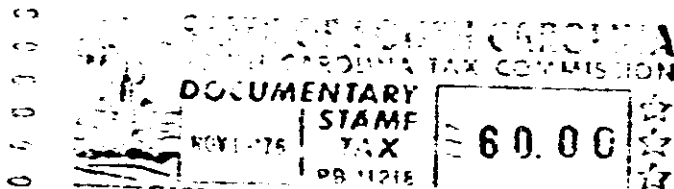
This is the same property conveyed to the Grantor herein by deed of William D. Aull recorded in  
the R.M.C. Office for Greenville County in Deed Book 984 at Page 377 on September 19, 1973.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights  
of way which are a matter of record and/or actually existing on the ground affecting the above  
described property.

70-564.1-1-4

The grantee herein assumes and agrees to pay Greenville County property taxes for the year  
1977 and all subsequent years.

As a part of the consideration for this deed, the Grantee agrees to assume and pay in full the  
indebtedness due on the note and mortgage covering the above described property owned by  
The Federal Land Bank Association of Columbia dated April 18, 1975 and recorded in the R.M.C.  
Office for Greenville County, S. C. on April 18, 1975 in REM Book 1337 at Page 328 in the  
original sum of \$75,000.00 which as a present balance due in the sum of \$75,000.00.



564.1-1-4

4328 RV.2