

JOHN M. DILLARD, P.A., GREENVILLE, S.C. GREENVILLE CO. S.C.

10/15/75
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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

I, Josephine S. Hinson, as Executrix and as Trustee of the Estate of J. LaRue Hinson, deceased

in consideration of Confirmation of Devise and Termination of Trust ----- 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 MARION MANLY HINSON, now known as MARION H. MITCHELL, her heirs and assigns forever:

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the Northeastern side of Garden Terrace and the Southeastern side of Crestwood Drive in Greenville County, South Carolina, being shown and designated as Tract B containing 8.65 acres, according to a plat entitled, "The Estate of J. LaRue Hinson", made by Freeland & Associates, dated November 6, 1975, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a railroad spike in the center of Garden Terrace at the joint corner of Tracts A & B (said railroad spike being located in the center of a Duke Power Company right of way 200 feet in width), and running thence with Garden Terrace, the following courses and distances: N. 55-50 W., 45.87 feet to a nail and cap, N. 57-48 W., 188.04 feet to a nail and cap, N. 58-09 W., 217.48 feet to a nail and cap in the intersection of Garden Terrace with Crestwood Drive; thence S. 48-52 W., 34.77 feet to an iron pin on the northwestern side of Crestwood Drive; thence N. 28-57 E., 1035.34 feet to an iron pin off the northwestern side of Crestwood Drive; thence crossing Crestwood Drive, S. 44-11 E., 42.69 feet to an iron pin; thence along the line of property now or formerly belonging N. G. Von Hollen and J. D. Langley, S. 37-48 E., 663.02 feet to an iron pin in the center of a Duke Power Company right of way; thence along the center of said Duke Power Company right of way, S. 42-52 W., 777.34 feet to a railroad spike in the center of Garden Terrace, the point of BEGINNING.

LESS, one lot now or formerly owned by Peddycord and two lots now or formerly owned by Crane, all of which are described as follows:

BEGINNING at an iron pin at the southernmost corner of the lot now or formerly owned by Peddycord and running thence N. 29-54 E., 547.6 feet to an iron pin at the northeasternmost corner of a lot now or formerly owned by Crane; thence along the Crane line, N. 60-06 W., 175.0 feet to an iron pin; thence S. 74-54 W., 35.3 feet to an iron pin on the easterly side of the right of way of Crestwood Drive; thence along the easterly side of the right of way of Crestwood Drive, S. 29-54 W., 490.0 feet to an iron pin; thence S. 14-07 E., 36.1 feet to an iron pin; thence along the northeasterly side of the right of way of Garden Terrace, S. 57-56 E., 175.3 feet to an iron pin, the point of BEGINNING.

ALSO: all that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the southwestern side of Garden Terrace in Greenville County, South Carolina, being shown and designated as Tract C containing 10.35 acres according to a plat entitled, "The Estate of J. LaRue Hinson" made by Freeland & Associates dated November 6, 1975 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of the intersection of Garden Terrace with Crestwood Drive, at the northernmost corner of the within described property and running thence the following courses and distances with Garden Terrace: S. 58-09 E., 217.48 feet to a nail and cap, S. 57-48 E., 188.04 feet to a nail and cap, S. 55-50 E., 91.74 feet to a nail and cap, S. 55-28 E., 347.0 feet to a nail and cap, thence leaving Garden Terrace and running with the center line of a branch as the line the traverse of which is S. 62-46 W., 49.55 feet to an iron pin, S. 18-44 W., 207.75 feet to an iron pin, S. 25-18 W., 144.7 feet to an iron pin, S. 42-07 W., 48.93 feet to an iron pin, S. 68-11 W., 9.82 feet to an iron pin; thence along the line of property now or formerly belonging to Josephine S. Hinson, N. 80-49 W., 668.16 feet to an iron pin; thence N. 10-35 E., 738.06 feet to an iron pin on the northwestern side of Crestwood Drive; thence N. 48-52 E., 34.77 feet to a nail and cap in the center of the intersection of Garden Terrace with Crestwood Drive, the point of BEGINNING.

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