

GREENVILLE, S.C.

Grantee's address: 23 Riverside Drive  
Greenville, SC 29605

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

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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KNOW ALL MEN BY THESE PRESENTS, that I, EUNICE RICE HORTON,

in consideration of Thirty-five Thousand and no/100 (\$35,000.00) ----- 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 THOMAS N. FRANCE, JR., his heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, in the City of Greenville, situate on the northern side of Riverside Drive, being shown and designated as Lot No. 9 on Plat of Ables and Razor Property, recorded in the RMC Office for Greenville County in Plat Book E, at Page 153, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Riverside Drive at the joint front corner of Lots No. 8 and 9 and running thence along the common line of said lots, in a northerly direction, 338.9 feet, more or less, to the joint rear corner of said lots; thence along the rear line of Lot No. 9 in an easterly direction 78 feet, more or less, to the joint rear corner of the within described property and property now or formerly belonging to Paul A. Byrd; thence along the common line of said lot, in a southerly direction, 337.7 feet, more or less, to the joint front corner of said lots on the northern side of Riverside Drive; thence along the northern side of said Drive in a westerly direction, 83.5 feet, more or less, to an iron pin, the point of Beginning.

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LESS, HOWEVER: That certain piece, parcel or lot of land conveyed by Max Rice to Paul A. Byrd by Deed recorded in Deed Book 370, at Page 133, and being described as follows:

ALL that piece, parcel or strip of land in Greenville County, Greenville Township, State of South Carolina, in the City of Greenville, situate on the north side of Riverside Drive, and being a portion of Lot No. 9 as shown on the plat recorded in the RMC Office for Greenville County in Plat Book E at page 153 and being more particularly described according to a survey made by R. E. Dalton, Engineer, November 10, 1948, as follows:

BEGINNING at an iron pin on the north side of Riverside Drive at the joint corner of Lot No. 9 and 10 and running thence with the joint line of said lots, N. 19-09 W., 331.1 feet to an iron pin at the joint rear corner of said lots; thence S. 63-48 W., 4 feet to an iron pin in the rear line of Lot No. 9; thence S. 19-50 E., 330.3 feet to an iron pin, the point of beginning.

For derivation of title to the above property, see deed of Max Rice to James Wright Horton and Eunice Rice Horton dated January 5, 1970, recorded in the Greenville County RMC Office in Deed Book 882, at Page 273, and deed for one-half (1/2) interest from James Wright Horton to Eunice Rice Horton bearing date January 4, 1971, recorded in the said RMC Office in Deed Book 905, at Page 452. However, in the aforementioned deeds an error appears in the description since the said Max Rice had previously conveyed a strip of land along the border of Lots Nos. 9 and 10 to Paul A. Byrd by deed dated November 12, 1948, recorded in the said RMC Office in Deed Book 370, at Page 133. The description as appears on the within deed takes into consideration the granting of the small strip of land to Paul A. Byrd by the said Max Rice.

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.

The Grantee assumes and agrees to pay all property taxes for the year 1978 and all subsequent years.

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