

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

Grantees address:
 STATE OF SOUTH CAROLINA } 2222 Daniel Building
 COUNTY OF GREENVILLE } Greenville, S. C. 29602

ESSE 40 1966 672

KNOW ALL MEN BY THESE PRESENTS, that Southern Bank & Trust Company, Beth L. Hipp and Boyd C. Hipp, as Co-Executors/of the Estate of B. Calhoun Hipp, deceased -----
 and Co-Trustees

in consideration of Ten and No/100 (\$10.00) and other valuable consideration ----- 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 Robert T. Thompson, his heirs and assigns forever:

ALL those pieces, parcels or lots of land, located, lying and being in the County of Greenville, State of South Carolina being shown and designated as Lots Nos. 52, 53, 54, the major portion of a large unnumbered lot lying immediately to the west of Lots 52, 53, 54 and a small triangular strip immediately to the south of Lot No. 54, all of which is as more particularly shown on plat entitled "Greenvalley Estates", dated December 20, 1957, prepared by Piedmont Engineering Service, said plat being recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book QQ at Pages 2 and 3 and having, according to said plat, the following metes and bounds, to-wit;

BEGINNING at the northeastern most corner of Lot No. 52 at the intersection of McElhaney Road and Foothills Road and running thence along the southern boundary of McElhaney Road (S. C. Highway No. 103) s. 60-50 W., 250.3 feet to a point, being the joint corner of Lot No. 52 and the unnumbered tract; thence, continuing along the southern boundary of McElhaney Road S. 60-50 W., 113.5 feet to a point; thence s. 62-10 W., 100 feet to a point; thence S. 68-14 W , 100 feet to a point; thence S. 76-06 W., 100 feet to a point at the intersection of McElhaney Road and Sweetgum Drive; thence, along the eastern boundary of the right of way of Sweetgum Drive, S. 10-59 E., 203.2 feet to a point; thence S. 1-45 E., 143.4 feet to a point; thence, around a curve of the said road, the chord of which is S. 26-32 W., 77.1 feet to a point at the northeastern front corner of Lot No. 51; thence S. 20-41 E., 533.8 feet to a point; thence, N. 63-50 E., 290 feet to a point; thence N. 45-26 E., 449.5 feet to a point at the rear corner of Lot No. 54; thence N. 45-26 E., 223.2 feet to a point on the western edge of the right of way of Foothills Road; thence, along said road N. 18-10 W., 80 feet to a point; thence N. 25-16 W., 100 feet to a point; and N. 32-22 W., 510 feet to a point at the intersection of Foothills Road and McElhaney Road, the point and place of beginning.

The within property is the major remaining portion of the same property conveyed to B. Calhoun Hipp by deed of Jean Jones Hipp recorded September 10, 1964 in the Greenville County R.M.C. Office in Deed Book 757 at Page 220.

ALSO: ALL that piece, parcel or lot of land containing 11,270 square feet located adjacent to the southeastern boundary of Lot No. 54 and being on the western side of Foothills Road and being particularly described in a survey for B. Calhoun Hipp prepared by Piedmont Engineers, Architects, and Planners, dated April 30, 1976 as follows, to-wit:

BEGINNING at a point on the western side of Foothills Road, at the joint front corner of Lot No. 54 and property now or formerly of Liberty Properties Corporation of South Carolina, and running thence with Foothills Road, S. 28-59 E., 69.68 feet to an iron pin; thence S. 57-23 W., 324.59 feet; thence with other property now or formerly of B. Calhoun Hipp, N. 45-26 E., 112.98 feet; thence with Lot No. 54, N. 45-26 E., 223.2 feet to the point of beginning, being the same property conveyed to B. Calhoun Hipp by deed of Liberty Properties Corporation of South Carolina recorded June 25, 1976 in the Greenville County R.M.C. Office in Deed Book 1038 at Page 612.

LESS, HOWEVER, AND EXCEPTING FROM THE ABOVE:

ALL that certain piece, parcel or lot of land, containing 19,076 square feet and being a portion of the unnumbered tract referred to hereinabove and being more particularly described on a plat prepared for Liberty Properties Corporation by Piedmont Engineers, Architects and Planners dated April 30, 1976 as follows:

BEGINNING at a point located S. 20-41 E., 533.8 feet from the joint front corner on the southern side of Sweetgum Drive of Lot No. 51 and other property of B. Calhoun Hipp; thence from said point of beginning, N. 52-19 E., 420.57 feet to a point; thence N. 57-23 E., 198.50 feet to a point; thence, with the line of other property now or formerly of Liberty Properties Corporation of South Carolina, S. 45-26 W., 336.52 feet; thence S. 63-50 W., 290 feet to the point and place of beginning, being the identical property heretofore conveyed by B. Calhoun Hipp to Liberty Properties Corporation of South Carolina by deed recorded June 25, 1976 in the Greenville County R.M.C. Office in Deed Book 1038 at Page 611. - 367-491-1-7,8,9,10

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, and 1978 ad valorem property taxes which are now due and payable.