

an iron pin; thence S. 63-06 E. 134.8 feet to an iron pin; thence S. 69-46 E. 157.3 feet to an iron pin; thence S. 9-20 W. 143.3 feet to an iron pin; thence S. 22-37 W. 190.2 feet to an iron pin; thence S. 34-34 W. 321.6 feet to an iron pin; thence S. 40-03 W. 138 feet to an iron pin on the eastern side of Bailey Falls Road; thence along said road N. 35-00 W. 82 feet to an iron pin; thence S. 55-15 W. 149 feet to a point in the center of Bailey's Creek; thence along the center of said creek, the traverse line of which is S. 23-30 E., 230 feet to a point at the joint rear corner of Lots 14 and 15; thence along the common line of said lots S. 55-15 W. 180 feet to an iron pin, the point of beginning.

ALSO: That certain right-of-way into the above described property which is designated as follows: Beginning at an iron pin on the northeastern side of Bailey Falls Road at the corner of Lot No. 16 of Blue Mountain Estates and running thence with said road N. 35-00 W. 71.8 feet to an iron pin; thence N. 40-03 E. 100 feet more or less to a point; thence in a southeasterly direction 71.8 feet more or less to a point at the rear of Lot No. 16; thence in a southwesterly direction along Lot No. 16 100 feet to the point of beginning. This right-of-way is an easement appurtenant and runs with the land.

ALSO: A right-of-way for ingress and egress to the within described property on and over Bailey's Creek Road as it now exists from Gap Creek Road as shown on plat of Blue Mountain Estates recorded in Plat Book RR at Page 17 in the RMC Office of Greenville County.

LESS, HOWEVER: That certain piece, parcel or lot of land containing 2.95 acres situate, lying and being in the State of South Carolina, County of Greenville, Cleveland Township, being shown and designated on plat of property of W. B. McCarson, dated October 21, 1955, prepared by J. C. Hill, RLS, recorded in Plat Book Y at Page 88 and having previously been conveyed by deed of W. B. McCarson to Elliott P. Cleveland recorded September 18, 1957 in Deed Book 584 at Page 307.

The within stated consideration is based upon the contract sales price of \$400.00 per acre.

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

Derivation: Deeds of Jeanette LeBre recorded May 8, 1967 in Deed Book 819 at Page 217 and February 23, 1968 in Deed Book 838 at Page 341; and deed of Earl J. Alcorn and Ruby C. Alcorn recorded January 17, 1968 in Deed Book 836 at Page 328.

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LOVE, THORNTON, ARNOLD & THOMASON  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

James R. Sullivan, Jr. and  
Mildred E. Sullivan

TO

Joseph J. Grooms

**Title to Real Estate**

I hereby certify that the within Deed has been this 7<sup>th</sup> day of December 1978 at 4:18 P.M. recorded in Book 1093 of Deeds, page 394.

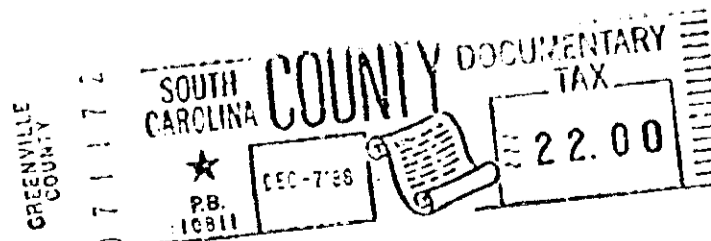
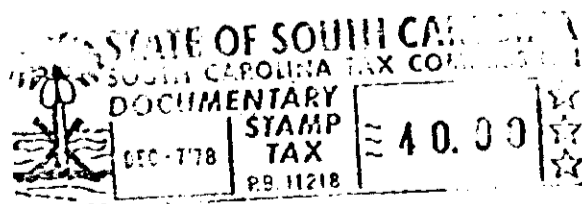
Register of Mesne Conveyance  
Greenville County

I hereby certify that the within Deed has been this day of 19 recorded in Book page Auditor Greenville County

LOVE, THORNTON, ARNOLD & THOMASON  
Attorneys at Law  
410 E. Washington St.  
Greenville, S. C.

49.17 Acs Bailey's Creek Rd, also R/W  
Also R/W ingress & egress

It is the intention of the Grantors herein to convey to the Grantee all their right, title and interest of any and every nature in and to that property, easements and/or right-of-ways described in the deeds noted in the above derivation.



RECORDED DEC 7 1978

at 4:18 P.M.

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