

Mann, Foster, Richardson & Fisher, Attorneys at Law, Greenville, S.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED  
JUL 12 2 13 PM '79  
ANNERSLEY  
R.M.C.

GRANTEES: Paul J. Foster, Jr.,  
James S. Cooley,  
W. Hayne Hipp and  
Charles B. Richardson, III  
P. O. Box 2123  
Greenville, S. C. 29602

KNOW ALL MEN BY THESE PRESENTS, that Fleming Estates, Inc. A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of the dissolution of Fleming Estates, Inc. and distribution of assets ----- Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Paul J. Foster, Jr., James S. Cooley, W. Hayne Hipp and Charles B. Richardson, III, their heirs and assigns, forever;

All that piece, parcel or tract of land located in the County of Greenville, State of South Carolina, being shown and designated on a plat entitled "Survey for Fleming Estates, Inc., by Robert R. Spearman, dated January 20, 1978, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point on Bessie Road, joint front corner of property now or formerly belonging to Bessie Road Baptist Church and instant property, and running thence along Bessie Road S. 89-07 W. 141.9 feet to a point; thence continuing with Bessie Road N. 87-18 W. 189.86 feet to a point; thence continuing with Bessie Road N. 87-18 W. 189.86 feet to a point; thence continuing with said Bessie Road N. 81-44 E. 100.55 feet to a point; thence continuing with the said Bessie Road S. 76-73 E. 161.1 feet to a point; thence running S. 4-38 W. 240.7 feet to a point; thence running N. 70-22 W. 165 feet to a point; thence running N. 4-38 E. 240.7 feet to a point on Bessie Road; thence along Bessie Road N. 63-30 W. 122.96 feet to a point; thence continuing along Bessie Road N. 60-38 W. 99.93 feet to a point; thence continuing with said Bessie Road N. 55-54 W. 126.93 feet to a point on Bessie Road; thence leaving Bessie Road and running thence S. 37-37 W. 402.82 feet to a point; thence running N. 50-24 W. 273.06 feet to a point; thence running S. 47-15 W. 1,580.43 feet to a point; thence running S. 49-38 E. 787.77 feet to a point; thence running N. 66-18 E. 952.37 feet to a point; thence running S. 66-47 E. 1,089.5 feet to a point; thence running S. 88-55 W. 235.79 feet to a point; thence running S. 55-35 E. 186.92 feet to a point; thence running S. 32-11 W. 215.86 feet to a point; thence running S. 50-14 E. 42.82 feet to a point; thence running S. 66-29 E. 90.6 feet to a point; thence running N. 9-11 E. 425.15 feet to a point; thence continuing along creek N. 8-24 E. 257.02 feet to a point; thence continuing with said creek, which said Grove Creek is the line, N. 10-03 W. 27.28 feet to a point; thence continuing with said creek N. 29-22 W. 153.79 feet to a point; thence continuing with said creek N. 6-40 E. 420 feet to a point; thence leaving and crossing said creek N. 66-42 W. 81.71 feet to a point; thence running along line of instant property and property belonging to Bessie Road Baptist Church S. 88-33 E. 176.05 feet to a point; thence running S. 88-34 W. 150.05 feet to a point; thence running S. 88-35 W. 217.35 feet to a point; thence running N. 21-54 E. 395.12 feet to the point of beginning. Being part of the property from Joe Ed and Caludia F. Fleming by deed recorded January 24, 1975 in Deed Book 1013 at page 663.

LESS, HOWEVER, a one acre tract heretofore conveyed to the Grantees herein by deed of Fleming Estates recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1033, at Page 564, on March 23, 1976.

PT. OF 610.3-1-13

(20) 91-610.3-1-13 also out of 610.3-1-13.2 AC

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 20th day of June 1979.

SIGNED, sealed and delivered in the presence of:

FLEMING ESTATES, INC. (SEAL)

A Corporation  
By:

President

Secretary

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 20th day of June 19 79.

Notary Public for South Carolina.

My commission expires: 11/23/80

RECORDED this day of JUL 12 1979 19, at 2:13 P. M., No. 129

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