

ALL that certain piece, parcel or tract of land containing 1.31 acres in the County of Greenville, State of South Carolina, lying and being on the Southerly side of Old Boiling Spring Rd., and having according to a plat entitled "Survey for Ellis L. Darby, Jr., John Cothran Company, Inc., and M. Graham Proffitt, III," dated May 16, 1979, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-6 page 305, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of property of grantor and property now or formerly owned by George M. Ross and property now or formerly owned by Mamie Vaughn (Life Estate) said pin being 248.15 feet in a Southwesterly direction from the center of Old Boiling Springs Rd., and running thence with the common line of property of grantor and property now or formerly owned by Mamie Vaughn (Life Estate) N. 44-11-40 E. 248.15 feet to a railroad spike in the center of Old Boiling Springs Rd., thence with the center of Old Boiling Springs Rd., as the line, the following courses and distances: S. 34-36-34 E. 220.36 feet to a nail and cap, thence S. 36-49-34 E. 99.87 feet to a nail and cap, thence S. 47-37-24 E. 67.47 feet to a nail and cap, thence S. 56-32-09 E. 70 feet to a nail and cap, the joint corner of property of grantor and property now or formerly owned by Effie Lloyd Allen Beattie, (thence with the common line of property of grantor and property now or formerly owned by Effie Lloyd Allen Beattie, S. 22-11-51 W. 33.93 feet to an iron pin, the joint corner of property of grantor and property now or formerly owned by Hazel Ross Newbern, thence turning and running N. 66-17-24 W. 495.56 feet to an iron pin, the point of beginning.

THE foregoing conveyance is a portion of the property conveyed unto grantor herein by deed of Timp Corporation dated February 25, 1977, recorded March 2, 1977, in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1051 at page 948.

THE foregoing conveyance is specifically made subject to any and all recorded rights-of-way, easements, conditions, restrictions, and zoning ordinances pertaining to the property herein conveyed, and in addition is subject to any of the foregoing which may appear from an inspection of the premises. The foregoing conveyance is specifically made subject to the rights of any person in possession.

Grantees agree to pay the 1979 taxes.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said M. Graham Proffitt, III, Ellis L. Darby, Jr., and John Cothran Company, Inc., a South Carolina Corporation, their Successors, Heirs and Assigns forever.

And It <sup>does</sup> hereby bind itself and its <sup>Successors and Assigns</sup> / Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said M. Graham Proffitt, III, Ellis L. Darby, Jr., and John Cothran Company, Inc., their Successors, Heirs and Assigns, against it and its Heirs, Executors and Administrators, Successors and Assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the / ~~XXXXXXXXXXXX~~ this 24<sup>th</sup> day of July in the year of our Lord one thousand, nine hundred and Seventy-nine

in the two hundred and Third year of the Independence of the United States of America

Signed, sealed and delivered in the presence of  
*[Signatures]*

TANKERSLEY REAL ESTATE CORP.  
By: *[Signature]* (L.S.)  
Vice President  
*[Signature]* (L.S.)  
Secretary  
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(L.S.)  
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(L.S.)

RECORD

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