

JOHN M. DILLARD, P.A., GREENVILLE, S. C.

1125 523

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that PAUL J. OELAND, JR.

in consideration of One (\$1.00) Dollar, love and affection -----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 PAUL J. OELAND, III, and BARBARA OELAND ZOELLER, MARGARET O. NANCE and JOHN LEGARE OELAND, their heirs and assigns:

ALL that piece, parcel or lot of land, situate, lying and being at the northwestern corner of the intersection of Simpson Drive with Graves Drive, in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 15 on a plat of the PROPERTY OF PAUL J. OELAND, made by Dalton & Neves, Engineers, dated October, 1964, recorded in the RMC Office for Greenville County, S. C., in Plat Book BB, page 43, and having according to a more recent plat thereof made by Jones Engineering Services, dated March 17, 1980, the following metes and bounds, to-wit:

- 12-519-183.2-5-38, 35

BEGINNING at an iron pin at the northwestern corner of the intersection of Simpson Drive with Graves Drive and running thence with the western side of Graves Drive, N. 16-24 W., 36 feet to an iron pin; thence continuing with said side of Graves Drive, N. 22-30 W., 62.6 feet to an iron pin; thence crossing a 20 foot easement for a water line approximately N. 22-30 W., 20 feet to an iron pin in the line of Lot 16; thence along the line of Lot No. 16 conveyed by the Grantor to Robert W. Bruce by deed of even date herewith, S. 67-12 W., approximately 64.1 feet to a point on the property owned by the Estate of Aileen P. Oeland; thence re-crossing the said easement with the line of the Estate of Aileen P. Oeland approximately S. 27-51 E., 20 feet to an iron pin; thence continuing S. 27-51 E., 92.6 feet to a point on Simpson Drive; thence with the northern side of Simpson Drive, N. 68-22 E., 49.2 feet to the point of beginning.

The above described property is a portion of the same conveyed to Paul J. Oeland, Jr. by deed of Paul J. Oeland recorded in the RMC Office for Greenville County, S. C., in Deed Book 686, page 312 on November 15, 1961 and is hereby conveyed subject to the rights of the City of Greenville Water Works for a 20 foot water easement and to an easement or right of way for ingress and egress granted by the Grantor to Robert W. Bruce across said 20 foot water easement strip by deed of even date herewith.

ALSO: All that piece, parcel or lot of land situate, lying and being on the northwestern side of Graves Drive, in the City of Greenville, Greenville County, South Carolina, being shown and designated as the remaining portion of Lot No. 18 of the PROPERTY OF PAUL J. OELAND, on a plat made by Dalton & Neves, Engineers, dated October, 1946, recorded in the RMC Office for Greenville County, S. C., in Plat Book BB, page 43, and being shown on a more recent plat thereof made by Jones Engineering Services, dated March 17, 1980 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Graves Drive at the joint front corners of Lots Nos. 18 and 19 and running thence with the common line of said lots, N. 62-06 W., 138.1 feet to an iron pin; thence along a strip designated as "spur track" S. 27-58 E., 74.7 feet to an iron pin on that portion of Lot 18 conveyed to Robert W. Bruce by deed of even date herewith; thence along the line of said lot, N. 62-10 E., 130.6 feet to an iron pin on Graves Drive; thence along the northwestern side of Graves Drive, N. 22-30 W., 75.2 feet to an iron pin, the point of beginning.

ALSO: All the right, title and interest of the Grantor in and to any strip of property lying between the rear line of Lot 18 designated on said plat as 74.7 feet and the right of way of the spur track owned by Southern Railway Company, but as to said strip the warranties contained in this deed do not apply, it being the intention of the Grantor only to quitclaim to the Grantees any interest he may own therein.

The above described property is a portion of the same conveyed to Paul J. Oeland, Jr., by deed of Paul J. Oeland recorded in the RMC Office for Greenville County, S. C., in Deed Book 686, page 312 on November 15, 1961, a four foot strip of which was further acquired by deed of Paul J. Oeland, Jr. from Eugene Oeland and Paul J. Oeland, Jr., as Trustees of the Estate of Paul J. Oeland, of even date herewith, to be recorded.

(Cont'd.)

*Witness*  
*Paul J. Oeland, Jr.*  
*Barbara Oeland Zoeller*  
*Margaret O. Nance*  
*John Legare Oeland*

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