

Grantee's address: c/o Fidelity Fed. Savings & Loan Assoc.,  
P. O. Box 1268, Greenville, S. C., 29602

FILED  
GREENVILLE, S. C.

BOOK 1139 PAGE 648

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )  
A.C.

TITLE TO REAL ESTATE, RIGHT OF  
FIRST REFUSAL AND COVENANTS

KNOW ALL MEN BY THESE PRESENTS, that John B. Leatherwood, Roy Leatherwood, Cordia Mae Leatherwood, Effie Leatherwood, Inez Leatherwood, Maud Leatherwood, M. L. Leatherwood and Emma Leatherwood Pinson, Grantors, in consideration of One Hundred Eighteen Thousand Four Hundred Twenty-Five (\$118,425) Dollars, the receipt of which is hereby acknowledged, and the mutual covenants and conditions hereinafter set forth, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Donald F. Bolt, as Trustee under Trust Agreement dated December 23, 1980, his successors and assigns forever, as Grantee, as follows:

ALL that certain piece, parcel or tract of land in the County of Greenville, State of South Carolina, lying principally on the southwest side of an unnamed county road leading to Brushy Creek Road, containing 40 acres, being shown on plat by Williams & Plumblee, Inc., Engineering and Land Surveying, entitled "Survey For Donald F. Bolt, As Trustee - John B. Leatherwood, Et Al", recorded in the RMC Office for Greenville County, South Carolina in Plat Book 81, at Page 28, and being described according to said plat and survey, as follows:

BEGINNING at a nail and cap in the center of an unnamed county road at the joint corner of a 5.64-acre parcel owned by John B. Leatherwood, et al, and running thence S. 38-12 E. 604.5 feet to an iron pin; running thence S. 37-04 W. 1050.9 feet to an iron pin at or near the banks of Brushy Creek; running thence with the meanderings of Brushy Creek the following courses and distances: N. 71-55 W. 120.8 feet to a point; N. 47-30 W. 41.1 feet to a point; S. 79-10 W. 144.9 feet to a point; N. 73-20 W. 177.2 feet to a point; N. 48-55 W. 348.8 feet to a point; N. 37-54 W. 249.9 feet to a point; N. 33-50 W. 226.6 feet to an iron pin; running thence N. 51-50 E. 2053.9 feet to an iron pin at corner of property of John B. Leatherwood, et al located 514.9 feet southwest of Brushy Creek Road; running thence S. 38-12 E. 116 feet to the point of beginning.

(11) 195 - out of 5.34, 1-1-11.1 -> 40.00 AC

The above-described property is a portion of a tract containing 45-3/4 acres, more or less, conveyed by J. P. Snow to John Leatherwood by deed dated December 30, 1925, recorded January 6, 1926 in the RMC Office for Greenville County, South Carolina in Deed Book 106, Page 337; the Grantors herein being the children of John Leatherwood and having inherited his interest in the above-described property as will more fully appear in the estate file of John Leatherwood in the Office of the Probate Court for Greenville County, Apartment 1389, File 21.

The Grantors herein have retained a part of the original tract, being described as a 5.64-acre parcel on plat prepared by Williams & Plumblee, Inc., Engineering and Land Surveying, entitled "Survey For Donald F. Bolt, As Trustee - John B. Leatherwood, Et Al", recorded in the RMC Office for Greenville County, South Carolina in Plat Book 81, Page 28. As a part of the consideration for this conveyance, Grantors, for themselves, their successors and assigns, agree that in the event Grantors desire to sell or convey the 5.64-acre parcel described on the above plat, and improvements thereon, at any time within five years after the date of this deed, Grantors shall notify Grantee, or Grantee's successors or assigns, of their intention to sell the property and engage in good faith negotiations with Grantee for the purpose of affording Grantee an opportunity to acquire the property then to be sold prior to offering the property to any other person or party. If a satisfactory sales agreement cannot be consummated within thirty (30) days after the commencement of negotiations between Grantors and Grantee, the right of Grantee shall then be terminated and Grantors may sell the property to a third party; provided, however, that

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