IRVIN HENRY PHILPOT, JR.

prepared by the offices of XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX Attorneys at Law

Grantee's Add: Seth W. Scruggs
1 Scruggs Dr.
Rt. 6, Box 58
Travelers Rest, SC
29690

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that I, MARY C. BECKNELL (formerly Mary C. Thomason)

in consideration of One Dollar ($1.00), 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

SETH W. SCRUGGS, his heirs and assigns forever:

All my interest in the following described real property:

ALL that piece, parcel or lot of land lying and being in Greenville County, State of South Carolina, near Ebenezer Baptist Church and being a portion of a 16.82 acre tract shown on survey for T. E. Coleman, Sr. Estate prepared by Carolina Surveying Company, dated July 28, 1978, recorded in RMC Office of Greenville County in Plat Book 6-M at Page 88, said property having the following metes and bounds to-wit:

BEGINNING at an iron pin on the eastern side of White Horse Road at the intersection of White Horse Road and a paved drive and running thence with White Horse Road North 12-06 East 64 feet to an iron pin at the corner of White Horse Road and Geer Highway; thence with the corner of said roads North 48-15 East 42.6 feet to an iron pin; thence continuing with the corner North 72-14 East 42.5 feet to an iron pin; thence continuing with the corner South 81-53 East 51.5 feet to an iron pin on the southern side of Geer Highway; thence with the right of way of Geer Highway South 62-50 East 162.1 feet to an iron pin; thence continuing with said highway South 61-20 East 165.4 feet to an iron pin; thence continuing with said highway South 58-13 East 138.2 feet to an iron pin; thence continuing with said highway South 55-46 East 101.46 feet to an iron pin; thence South 14-10 West 205 feet to an iron pin; thence South 67-20 East 125 feet to an iron pin; thence North 7-24 East 183.5 feet to an iron pin on the southern side of Geer Highway; thence with the right of way of said highway South 50-36 East 180.6 feet to an iron pin; thence South 24-19 West 19.8 feet to an iron pin; thence South 1-00 East 223.4 feet to an iron pin; thence South 0-48 East 135.5 feet to an iron pin on the northern side of Old White Horse Road; thence with the right of way of said road South 46-43 West 174.3 feet to an iron pin; thence continuing with said road South 44-10 West 73.1 feet to an iron pin; thence North 2-56 East 311.2 feet to an iron pin; thence North 1-15 West 27.5 feet to an iron pin; thence North 10-00 West 21.9 feet to an iron pin; thence South 78-31 West 13.1 feet to an iron pin; thence North 83-47 West 16.4 feet to an iron pin; thence North 78-50 East 30 feet to an iron pin; thence South 83-14 West 92 feet to an iron pin; thence North 2-57 West 26.8 feet to an iron pin; thence South 85-53 West 12.4 feet to an iron pin; thence North 3-20 West 20.1 feet to an iron pin; thence South 85-26 West 55.4 feet to an iron pin; thence North 3-36 West 43 feet to an iron pin; thence South 86-55 West 149 feet to an iron pin on the eastern side of a 12 foot paved drive; thence along the same courses to the center of said paved drive; thence continuing with the center of said paved drive North 8-00 West to an iron pin in the center of said paved drive; thence continuing with the center of said paved drive North 18-57 West 81.5 feet to an iron pin; thence continuing with center of said paved drive North 26-25 West 111.6 feet to an iron pin; thence continuing with the center of said paved drive North 35-04 West 346 feet to an iron pin, the point of BEGINNING.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting the above described property. 8(367) 505.1-2-19 (note)

This is a portion of the same property conveyed to the Grantor herein by deed of T. E. Coleman as Trustee and as Executor of the Estate of T. E. Coleman, Sr., deceased, dated August 14, 1978 and recorded August 14, 1978, in Deed Book 1085 at Page 221. See also deed recorded in Deed Book 1085 at Page 224 and deed recorded in Deed Book 1121 at Page 430.

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