

Grantees' Address: Rt. 3 Box 444 Travelers Rest, S.C. 29690

TITLE TO REAL ESTATE—Prepared by Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.
TITLE NOT EXAMINED

VOL 1172 PAGE 385

State of South Carolina,

County of GREENVILLE

}
S.C.
1982
FILE

0369

KNOW ALL MEN BY THESE PRESENTS, That we, Maxine E. Hill and James Benjamin Ashmore, Individually and as Executors of the Estate of Effie W. Edwards; Richard Edward Ashmore, and Doris Malynda A. Thomas, now by marriage Doris Malynda A. Hawkins, in the State aforesaid, in consideration of the sum of Forty-Two Thousand and no/100-----
----- (\$42,000.00)----- Dollars,

to us Dale W. Conard and Rose E. Conard in hand paid at and before the sealing of these presents by

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Dale W. Conard and Rose E. Conard, their heirs and assigns, forever,

All that piece, parcel or tract of land containing six acres, more or less, situate, lying and being at the southwestern corner of the intersection of Old Buncombe Road and U. S. Highway No. 25, in the County of Greenville, State of South Carolina, being shown and designated on a plat entitled "Survey for Effie W. Edwards Estate", prepared by W. R. Williams, Jr., dated February 2, 1982, and recorded in the RMC Office for Greenville County in Plat Book 9A, at page 51, and having, according to said plat, the following metes and bounds:

4 (355) 661.1-1-20

BEGINNING at a nail and cap in the center of Old Buncombe Road at the northwestern corner of the premises herein described at its joint corner with property now or formerly of Hill and running thence with the center of Old Buncombe Road S. 48-47 E. 301.8 feet to an iron pin on the western edge of the right of way for U. S. Highway No. 25; thence with the western edge of the right of way of U. S. Highway No. 25 the following courses and distances: S. 9-06 W. 42.5 feet to a concrete monument, thence S. 30-59 E. 95.5 feet to a concrete monument, thence S. 5-50 E. 10 feet to a concrete monument, thence S. 9-31 E. 152.3 feet to an iron pin, thence S. 0-18 E. 180.2 feet to a nail and cap in the line of property now or formerly of Johnson; thence with the line of Johnson N. 76-52 W. 444.6 feet to an iron pin; thence continuing with the line of Johnson N. 59-33 W. 285.9 feet to an iron pin in the line of property now or formerly of Hill; thence with the line of Hill N. 42-30 E. 566.8 feet to the point of beginning.

The within conveyance is subject to such restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, as may affect the above described property, including rights of way for Old Buncombe Road and U. S. Highway No. 25.

BA M.H.

This is a portion of the property devised to the Grantors herein under the Will of Effie W. Edwards who died testate on December 19, 1982, and whose estate is filed in the Office of the Probate Judge of Greenville County in Apartment 1689, File 11.

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GREENVILLE COUNTY
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