JOHN M. DILLARD, P.A., GREENVIELE, S.C. 10 10 AH '83

OONNIES : 515/6/o Easlan Capital, Inc.
R.H.6 Park Central

STATE OF SOUTH CAROLINA

Park Central 555 North Pleasantburg Drive

COUNTY OF GREENVILLE

Suite 150 Greenville, S. C. 29607

KNOW ALL MEN BY THESE PRESENTS, that MARGARET LOUISE M. GRIFFITH, RUBY CAROLYN M. ROSAMOND, JAMES ALBERT MAXWELL, JIM M. MAXWELL, JOE B. MAXWELL and SMITH L. MAXWELL

in consideration of Three Hundred Thirteen Thousand Four Hundred Sixty & no/100 Dollars (\$313,460.00)

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto MAXWELL POINTE INVESTORS, a South Carolina General Partnership, its successors and assigns:

ALL that piece, parcel or tract of land, containing 8.956 acres, more or less, situate, lying and being on the northern side of Woodruff Road (S. C. Highway No. 146) and the western side of S. C. Highway No. 14, in Greenville County, South Carolina, being a portion of the Kate S. Maxwell and C. M. Maxwell Estates as shown on a plat thereof recorded in the RMC Office for Greenville County, S. C., in Plat Book 8-K, page 31, and having according to a survey of MAXWELL POINTE, made by Dalton & Neves Company, Engineers, dated July, 1983, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Woodruff Road at the southwesternmost corner of property fronting on Woodruff Road as shown on Plat Book 8-K, page 31, and at the corner of property now or formerly owned by Mary L. Helms and Addie Jo Helms and running along the line of said property, N. 29-48 E., 519.83 feet to an iron pin; thence N. 37-41 W., 175.82 feet to an iron pin on Batesville Road; thence along the southern side of the right of way of Batesville Road, N. 46-46 E., 150 feet to an iron pin; thence along the line of other property owned by Margaret Louise M. Griffith, et al, S. 43-15 E., 264.5 feet to an iron pin; thence continuing along the line of other property of Margaret Louise M. Griffith, et al, S. 85-24 E., 463.02 feet to an iron pin on the estern side of S. C. Highway No. 14; thence along the western side of the right of way of S. C. Highway No. 41, the following courses and distances: S. 0-03 E., 68.4 feet to a point, S. 1-35 E., 151.62 feet to a point, and S. 2-37 E., 48.5 feet to an iron pin; thence along the line of property designated as "Jim M. Maxwell" S. 87-23 W., 175.0 feet to an iron pin; thence continuing along the line of said property, S. 2-36 E., 240.54 feet to an iron pin on the northern side of Woodruff Road; thence along the northern side of Woodruff Road, the following courses and distances, N. 83-46 W., 45.56 feet to an iron pin, N. 85-16 W., 200.82 feet to an iron pin, N. 85-51 W., 165.63 feet to an iron pin, and N. 86-35 W., 335.41 feet to the point of 16(65) 539.3-1-13.3 16(65) OUT OF 539.3-1-13 beginning.

The above described property was devised to the Grantors under the Will of Kate S. Maxwell, who died on November 4, 1974, as will appear by reference to the records of the Probate Court for said county and state contained in Apartment 1361, Pile 1-A, and under the Will of Clark M. Maxwell, who died on December 13, 1968, as will appear by reference to the records of said Court contained in Apartment 1066, File 16.

The Grantee reserves the right to re-convey the above described property to the Grantors in the event of non-performance of certain terms and conditions set forth in an Option to Purchase between the Grantors and the Grantee's assignor, dated January 12, 1983.

The above mentioned plat appears of record in the RMC Office for Greenville County, S. C., in Plat Book 90, page 57.

SOUTH COUNTY DOCUMENTARY
CARCUNA COUNTY DOCUMENTARY
TAX

P.B.
12311

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