

ALL that piece, parcel or lot of land, with all buildings and improvements now or hereafter constructed thereon, containing three (3) acres, more or less, situate, lying and being at the northeastern corner of the intersection of the right of way of U.S. Highway No. 276 with Fairview Road (also known as Neely Ferry Road), in the Town of Simpsonville, Greenville County, South Carolina, bounded on the East by the Fairview Road, on the North by property formerly of J. M. Latimer, on the West by the right of way of U. S. Highway No. 276, being a portion of the J. M. and Ida Latimer property shown on a plat recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book RR at page 1, and having according to a plat of the property of J. M. Latimer made by C. O. Riddle, Surveyor, dated January 18, 1972, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of the right of way of U. S. Highway No. 276 at the corner of property now or formerly owned by J. M. Latimer and running thence along the edge of said right of way, S. 36-00 E., 400.4 feet to an iron pin; thence continuing with the edge of said right of way, S. 65-42 E., 86.8 feet to an iron pin on the edge of the right of way of an access road; thence along the northern side of the edge of the right of way of said access road, N. 84-35 E., 136.2 feet to an iron pin; thence continuing along said side of said access road, N. 35-23 E., 130.7 feet to an iron pin; thence N. 76-12 E., 40.9 feet to an iron pin in or near the center line of Fairview Road; thence with the center line of Fairview Road, N. 15-30 W., 210 feet to a point (said point being located 24.25 feet east of an iron pin on the edge of the right of way of said road); thence along the line of property now or formerly owned by J. M. Latimer, N. 86-50 W., 510.2 feet to an iron pin, the point of BEGINNING.

This is the same property conveyed to Garrett & Garrett, a General Partnership, by T. Walter Brashier, by deed recorded on November 20, 1974 in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1010, page 619.

ALSO, all that piece, parcel or lot of land, with all buildings and improvements, situate, lying and being between the Fairview Road (also known as Neely Ferry Road) and the right of way of U. S. Highway No. 276, in the Town of Simpsonville, Greenville County, South Carolina, being a portion of PROPERTY OF JAMES M. AND IDA MAE LATIMER, as shown on a plat recorded in the Greenville County R.M.C. Office, South Carolina, in Plat Book RR, page 1, and having according to a plat surveyed at the request of DAVID H. GARRETT, made by J. L. Montgomery, III, Surveyor, dated April 15, 1982, showing .36 acres, more or less, the following metes and bounds, to-wit:

BEGINNING at a point at the southwesternmost rear corner of property now or formerly owned by J. Thomas Marsh, et al, and fronting on the Fairview Road and at the corner of property now or formerly owned by Duke Power Company (said beginning point being located S. 83-12 W., approximately 221 feet from a point on the western side of Fairview Road) and from said beginning point running thence along the line of property now or formerly owned by Duke Power Company, S. 67-22 W., 110.2 feet to an iron pin; thence S. 18-04 E., 144.86 feet to an iron pin; thence N. 69-46 E., 101.8 feet to an iron pin at the rear line of property of J. Thomas Marsh, et al; thence along the line of said property, N. 14-58 W., 150 feet to the point of beginning.

The above described property is the same conveyed to Blake P. Garrett, Jr., as Trustee unwritten agreement with Blake P. Garrett, Sr., et al, dated April 1, 1982, known as the "Latimer Property Associates" from Robert H. Freeland, recorded on April 21, 1982 in the R.M.C. Office For Greenville County, South Carolina, in Deed Book 1165, page 683.

ALSO, all that piece, parcel or tract of land, containing 1.74 acres, more or less, situate, lying and being on the eastern side of U. S. Highway No. 276 right of way, and off the western side of Fairview Road (also known as Neely Ferry Road), in the Town of Simpsonville, Greenville County, South Carolina, being a portion of the PROPERTY OF JAMES M. LATIMER AND IDA MAE LATIMER, as shown on a plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book RR, page 1, and having according to a survey at the request of DAVID H. GARRETT, made by J. L. Montgomery, III, Surveyor, dated April 15, 1982, the following metes and bounds, to-wit:

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