

Grantees' address: 305 Verner Drive  
Greenville, SC 29609

1226-53

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that JOSHUA M. WOODRUFF, in consideration of Sixteen Thousand Three Hundred Fifty and No/100 (\$16,350.00) Dollars, the receipt whereof is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto JOHN R. WOODRUFF AND MILDRED M. WOODRUFF, their heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, containing 3.44 acres, more or less, being shown and designated as Lot No. 1 on a plat of River Ridge recorded in the R.M.C. Office for Greenville County in Plat Book 7-0 at Page 56, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Ridge Road at or on the intersection with Cherokee Lane, and running thence N. 87-00 E. 25.3 feet to an iron pin in the intersection of the eastern side of Ridge Road with the southern side of Cherokee Lane; thence running along the southern side of Cherokee Lane N. 59-45 E. 252 feet to an iron pin; thence continuing along the southern side of Cherokee Lane N. 62-00 E. 258.4 feet to an iron pin; thence running S. 30-45 W. 750 feet to an iron pin at the joint rear corner of Lot No. 5; thence running along the joint line of Lot No. 5 N. 51-21 W. 401.6 feet to an iron pin in the center of Ridge Road; thence running along the center of Ridge Road N. 66-26 E. 167.4 feet to an iron pin; thence continuing along the center of Ridge Road N. 43-14 E. 106 feet to an iron pin, point of beginning.

THIS conveyance is made subject to the Restrictive Covenants applicable to River Ridge recorded in the R.M.C. Office for Greenville County in Deed Book 1117 at Page 733, and the Amendments to said Restrictive Covenants recorded in Deed Book 118 at Page 97, together with such other and further restrictions reservations, easements or rights of way which may appear of public record, and further subject to a 25-foot easement for ingress and egress across the front of the above-described lot on the roadway shown on the aforesaid plat as Ridge Road. Said easement is reserved in Paragraph V of the aforesaid Restrictive Covenants for the private use, benefit and enjoyment of all lot owners in River Ridge, with the roadways to be maintained by means of assessments against all lots as provided in Paragraph VII of the aforesaid Restrictive Covenants.

7-311-520.1-1-14

THIS is the identical property conveyed to the Grantor herein by James D. and Margaret L. Casteel by deed dated December 31, 1979, and recorded in the R.M.C. Office for Greenville County January 2, 1980, in Deed Book 1118 at Page 269.

ALSO:

ALL those pieces, parcels or tracts of land situate, lying and being on the eastern side of a dirt, sometimes called Ridge Road and/or Rainey Road, off Pumpkintown Road, in the County of Greenville, State of South Carolina, and shown and designated as three tracts of 1.14 acres, 1.14 acres, and 2.15 acres on a plat of property of Thelma S. Ivey and Janice S. Adams prepared by Terry T. Dill, dated July 6, 1980, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwestern corner of this tract and property now or formerly of Rainey, and running thence along the northwestern side of the Road above referred S. 31-17 W. 776.5 feet to an iron pin; running thence S. 61-00 E. 250 feet to an iron pin in the rear line of this property and running along a new line through the property now or formerly of Ivey and Adams N. 31-17 E. 774.5 feet to an iron pin in the line of right-of-way for Greenville Water Works and property now or formerly of Barbery; running thence with the joint line of that tract N. 60-28 W. 250 feet to an iron pin, point of beginning.

7-311-520.1-1-112

THIS property is conveyed subject to easements and restrictions of record and specifically to the portion of the right-of-way for Greenville Water Works along the northern boundary of said tract, a 20-foot right-of-way for the Road above-referred, and a Duke Power right-of-way crossing the center of said tract and across the southwestern corner of said tract as shown on plat.

STATE OF SOUTH CAROLINA  
RECORDED  
JAN 15 1980

GREENVILLE COUNTY  
RECORDED  
JAN 15 1980

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RECORDED