

STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS:

That Frances T. Tindal, William M. Tindal, Jr., Frances T. Mitchell and James Henry Tindal, hereafter referred to as Grantor, in consideration of the sum of ONE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (\$175,000.00), paid to Grantors by Tom S. Bruce, C. Henry Stevens, and Dan E. Bruce, an undivided one-third ( $\frac{1}{3}$ ) each, hereafter referred to as Grantees, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantees, their heirs and assigns, forever:

ALL that piece, parcel or tract of land, with all improvements thereon, situate, lying and being in Paris Mountain Township, in the County of Greenville, State of South Carolina, near Crestwood Road and Hillandale Road, containing 100 acres, more or less, and according to a plat of property of Tom S. Bruce, C. Henry Stevens and Dan E. Bruce, prepared by Jones Engineering Service, dated April, 1969, having the following metes and bounds, to-wit:

BEGINNING at an iron pin in Crestwood Road at the corner of the Floyd property, and running thence along Crestwood Road as follows: N. 26-32 E. 100.0 feet to an iron pin, N. 36-08 E. 142.6 feet to an iron pin, N. 38-15 E. 139.3 feet to an iron pin; thence along the line of Childress property N. 4-30 E. 55.0 feet to an iron pin, N. 41-10 W. 209.0 feet to an iron pin, N. 36-30 W. 200.0 feet to an iron pin; thence along property of Paris Mountain Gardens N. 36-30 W. 353.25 feet to an iron pin; thence S. 52-53 W. 514.5 feet to an iron pin; thence N. 27-20 W. 75 feet to an iron pin; thence S. 52-53 W. 170.6 feet to an iron pin in Hillandale Road at the front corner of Wilson property; thence along Hillandale Road N. 27-07 W. 173.0 feet to an iron pin; thence continuing along Hillandale Road N. 34-07 W. 342.0 feet to an iron pin at the corner of Norris property; thence running along the line of property of Norris and Bruce N. 27-30 E. 1370.0 feet to an old iron pin; thence N. 27-45 E. 242.6 feet to an old iron pin in the center of a branch; thence along said branch, the traverse line of which is N. 89-03 E. 100.0 feet to an iron pin; thence N. 85-33 E. 151.8 feet to an iron pin; thence N. 67-16 E. 185.0 feet to an iron pin; thence N. 78-02 E. 195.0 feet to an iron pin; thence N. 61-02 E. 220.0 feet to an iron pin; thence N. 65-11 E. 183.0 feet to an iron pin; thence S. 82-14 E. 152.0 feet to an iron pin; thence N. 68-15 E. 151.0 feet to an iron pin; thence S. 59-22 E. 121.0 feet to an iron pin; thence N. 75-00 E. 60.0 feet to an iron pin; thence N. 84-32 E. 574.5 feet to an iron pin at the corner of Hinson property; thence running along the line of Hinson property S. 27-15 W. 998.0 feet to an iron pin; thence crossing Crestwood Road and continuing with Hinson property S. 8-15 W. 769.0 feet to an iron pin; thence S. 9-36 W. 275.0 feet to an iron pin at corner of property formerly owned by Floyd; thence continuing along the line of property formerly owned by Floyd S. 70-30 W. 1011.2 feet to an iron pin at the corner of Floyd property; thence running along the line of property of Floyd and Baldwin N. 81-30 W. 905.0 feet to an iron pin in Crestwood Road, the point of beginning.

LESS lot conveyed out of the above described tract to the City of Greenville by deed recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 743, Page 215 and less property conveyed to Trammell by deed recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 589, Page 7, and less an additional lot 50 feet by 130 feet to the rear thereof conveyed or to be conveyed to Sarah King Trammell and as shown by plat made by Piedmont Engineers and Architects, dated November 11, 1957, revised May 15, 1968.

The foregoing property, less the three exclusions, is the same conveyed by the Grantees herein by mortgage deed to Frances T. Tindal, Individually, and as Trustee for William M. Tindal, Jr. and James Henry Tindal, and Frances T. Mitchell to be recorded herewith and the said property is a portion inherited by the Grantors from William M. Tindal.

Subject to all existing rights-of-way and easements of record.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantees and Grantees' Heirs, /Successors and Assigns forever. AND Grantors do

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