

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

HELEN E. RAGSDALE, ELIZABETH R. ISBELL, EDWARD S. RAGSDALE, DOROTHY R. WATTS, individually and as Executrix of Estate of John R. Ragsdale, Deceased, CLAUDE H. RAGSDALE, JR., individually and as Administrator of the Estate of Claude H. Ragsdale, Deceased, JAMES W. RAGSDALE, JOHN K. RAGSDALE, E. V. RAGSDALE, BEVERLY R. RICE, VIRGINIA R. DAVIS, HELEN R. COUNTS, C. A. WEAKS, JR., DONALD E. WEAKS, and LAURENS R. GRAHAM, individually and as Executor of the Estate of Ruby R. Graham, Deceased,

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Fifty Thousand and No/100-----(\$250,000.00) Dollars

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto JOE E. HAWKINS & JOSEPH HAROLD McCOMBS, their heirs and assigns forever:

ALL those pieces, parcels or tracts of land situate, lying and being on the Northern side of the Sulphur Springs Road (S. C. Highway No. 87) on the Eastern and Western sides of the Watkins Road, and the Western side of Reedy River in Paris Mountain Township, Greenville County, South Carolina, being shown and designated as 32.86 acres and 24.49 acres on a Plat of the Property of Ruby R. Graham, et al, made by Enwright Associates, Engineers, dated February 4, 1972, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4S, page 8, and having according to said plat the following metes and bounds, to wit:

BEGINNING at a point in or near the center line of Reedy River at the intersection thereof with the Northern side of the Sulphur Springs Road (S. C. Highway No. 87) and running thence along the Northern side of Sulphur Springs Road, the following courses and distances, to wit: S. 89-08 W., 760.4 feet to a point, S. 88-30 W., 100 feet to a point, S. 86-39 W., 100 feet to a point, S. 84-29 W., 100 feet to a point, S. 83-00 W., 78.6 feet to a point in or near the center of Watkins Road, S. 81-30 W., crossing Watkins Road, 21.4 feet to a point, S. 80-51 W., 100 feet to a point; S. 78-36 W., 100 feet to a point, S. 76-56 W., 100 feet to a point, S. 74-40 W., 100 feet to a point, S. 72-52 W., 100 feet to a point, S. 70-42 W., 100 feet to a point, S. 68-50 W., 100 feet to a point, S. 67-46 W., 1350 feet to a point, S. 65-09 W., 100 feet to a point; S. 60-13 W., 100 feet to a point, S. 55-20 W., 100 feet to a point, and S. 50-30 W., 100 feet to an iron pin; thence leaving Sulphur Springs Road and running N. 1-48 W., 459.1 feet to a point; thence N. 66-21 E., 831.2 feet to an iron pin; thence N. 12-11 W., 497.1 feet to an iron pin on property now or formerly owned by G. B. Nalley; thence along the line of property now or formerly owned by G. B. Nalley and W. M. and Rosa Shaver, N. 75-59 E., 1258.7 feet to an iron pin in or near the center of the Watkins Road; thence with the center line of the Watkins Road, S. 31-49 E., 27.8 feet to a point; thence leaving the Watkins Road and running along the line of property owned by the J. H. J. Corporation, N. 74-38 E., 1347.2 feet to a point in or near the center line of Reedy River (iron pin back from River 20 feet); thence following the center of Reedy River as the line, the following traverse courses and distances, to wit: S. 20-20 E., 210 feet to a point, S. 12-20 E., 300 feet to a point, S. 25-40 E., 260 feet to a point, S. 1-22 W., 246.2 feet to the intersection of said River with the Sulphur Springs Road, the point of beginning.

The above described property is a portion of the same conveyed to John K. Ragsdale by deeds of M. J. Earle, recorded in the RMC Office for Greenville County, S. C., in Deed Book 9, page 426, and in Deed Book 26, page 214. John K. Ragsdale died testate a resident of Greenville County, S. C., on January 8, 1915, devising the above described property as a portion of his residuary estate to his wife, Minnie C. Ragsdale, and to his children, Ruby R. Graham, Claude H. Ragsdale, John R. Ragsdale, Helen E. Ragsdale, Edward S. Ragsdale, and Elizabeth R. Isbell, as will appear by reference to the records of the Probate Court for Greenville County, S. C., contained in Apartment 129, File 27. Minnie C. Ragsdale died testate a resident of Greenville County, S. C., on January 21, 1952, devising her undivided interest in the above described property to her children, who were the same as the children of John K. Ragsdale, as will appear by reference to the records of the Probate Court for said County and State contained in Apt. 609, File 14. John R. Ragsdale died testate a resident of Fairfield County, S. C., devising his entire estate unto his daughter, Dorothy R. Watts; his sole heir at law, and who is now serving as Executrix of the Estate of John R. Ragsdale. Claude H. Ragsdale (Sr.) died intestate, a resident of Fairfield County, S. C., survived by his sole heirs

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