

State of South Carolina GREENVILLE COUNTY ELIZABETH RIDDLE R.H.C. TITLE TO REAL ESTATE Know All Men by These Presents:

That WM. R. TIMMONS, JR., and W. T. PATRICK, hereafter referred to as Grantor, in consideration of the sum of FORTY THOUSAND & NO/100 (\$40,000.00) - - - - - DOLLARS, paid to Grantor by FIRST TRUST, LTD., hereafter referred to as Grantee, 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 Grantee, its successors and assigns: ALL That certain piece, parcel or tract of land in Gantt Township, County of Greenville, State of South Carolina, lying on and near the Saluda River, containing 80.10 acres, more or less, and having according to a survey by W. J. Riddle the following metes and bounds, to-wit: BEGINNING at a point in the Northwestern side of a County Road, the joint front corner of this tract and a tract now or formerly owned by Beddingfield, said point being on the Cleveland line and running thence with said County Road, S. 49-35 W. 711 feet to a point; thence with another County Road, S. 53-00 W. 304 feet to a point; thence N. 50-30 W. 281 feet to a point; thence N. 86-05 W. 594 feet to a point; thence S. 66-55 W. 285 feet to a point; thence N. 86-00 W. 119.5 feet to a point; thence N. 74-55 W. approximately 209 feet to a point in a branch; thence with said branch as a line to the Saluda River (the traverse line of which is N. 40-00 W. 76 feet to a point; N. 65-25 W. 228 feet to a point; N. 33-10 W. 909 feet to a point; N. 89-30 W. approximately 114 feet to a point); thence with the Saluda River to the joint corner of this tract and a tract now or formerly owned by Davidson (the traverse line of which is N. 31-30 E. 160 feet to a point; N. 10-10 E. 352 feet to a point; N. 35-00 E. 390 feet to a point; N. 46-30 E. 187 feet to a point); thence with the Davidson line N. 80-30 E. 522 feet to a point; thence S. 21-15 E. 242 feet to a point; thence S. 60-50 E. 145 feet to a point; thence S. 36-15 E. 79 feet to a point; thence S. 41-00 E. 126.4 feet to a point; thence S. 57-20 E. 175 feet to a point; thence S. 76-50 E. 558 feet to a point; thence S. 58-45 E. 677 feet to a point; thence S. 05-00 W. 323 feet to a point; thence S. 78-45 E. 472 feet to a point on the northwestern side of said County Road at the point of beginning.

This deed is executed subject to existing and recorded restrictions and rights of way. Grantors exclude from their warranty any claim that may be made under an overflow easement over 6 1/2 acres, more or less, granted in 1933 by the then owners to Piedmont Manufacturing Company. GRANTORS to pay 1972 property taxes.



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 Grantee and Grantee's Heirs/Successors and Assigns forever, AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 8th day of December, 1972

Wm. R. Timmons, Jr. (Seal) W. T. Patrick (Seal) Grantor

John D Wood Greenville County Notary Public for South Carolina My Commission expires August 12, 1980

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor. Sworn to before me this 8th day of December 1972. John D Wood Notary Public for South Carolina My Commission expires August 12, 1980.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY RENUNCIATION OF DOWER I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. Corinne J. Timmons and Ruth M. Patrick, wife of the within named Grantor did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of, any person or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described. GIVEN under my hand and seal this 8th day of August, 1972. Corinne J. Timmons Ruth M. Patrick Notary Public for South Carolina My Commission expires August 12, 1980. Recorded this 13th day of December 1972, at 12:16 P.M., No. 17221

150 - WC 1 - 1