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HORTON, DRAWDY, DILLARD, MANCHBANKS, CHAPMAN & BROS., INC., 307 FETTER STREET, GREENVILLE, S. C. 29603

DONALD S. TANKERSLEY R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

For True Consideration See Affidavit
Book 37 Page 259

SOUTHERN BANK & TRUST COMPANY, AS TRUSTEE FOR T. M. BAILEY, MARVIN P. CANNON, H. BAXTER CARPENTER, WACO F. CHILDERS, JR., PAUL A. GUTHRIE, JR., W. GAINES HUGULEY, ARTHUR C. McCALL, WAKE H. MEYERS, HARRY R. STEPHENSON, JR., J. ROBERT THOMASON and C. DOUGLAS WILSON, UNDER WRITTEN AGREEMENT, DATED NOVEMBER 18th, 1969,

in consideration of Ten (\$10.00) Dollars and other good and valuable considerations ~~x~~ the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto RACKLEY, BUILDER-DEVELOPER, INC., its successors and assigns, forever:

ALL that piece, parcel or lot of land containing 68.00 acres, more or less, situate, lying and being 840 feet west of the right of way of U. S. Highway No. 276, in the corporate limits of the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being a portion of property of IDA MAE LATIMER and J. M. LATIMER as shown on a plat prepared by C. O. Riddle, Surveyor, dated June, 1959, recorded in the RMC Office for Greenville County, S. C., in Plat Book RR, page 1, and being shown on a more recent plat of a survey for Rackley, Builder-Developer, Inc., made by Piedmont Engineers, Architects and Planners, dated June 20th, 1973, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the line of property owned by Jeff R. Richardson, Jr., as Trustee, which beginning point is S. 70-57 W., 840 feet from the right of way of U. S. Highway No. 276, at the northwesternmost rear corner of a 38.27 acre tract owned by Rackley, Builder-Developer, Inc., and running thence along the line of said tract, S. 19-03 E., 150 feet to an iron pin; thence continuing along the line of said tract, S. 23-53-E., 1203.4 feet to a point in the center line of Wildcat Branch; thence with Wildcat Branch as the line opposite property now or formerly owned by Goldsmith and Davenport, the following traverse courses and distances, to-wit: N. 71-30 W., 120 feet to a point, S. 72-50 W., 304.8 feet to a point, S. 46-46 W., 260.1 feet to a point, N. 79-50 W., 158.7 feet to a point, S. 60-25 W., 239.3 feet to a point, N. 81-50 W., 198.4 feet to a point, S. 66-34 W., 239.4 feet to a point, N. 82-17 W., 160.4 feet to a point, S. 77-28 W., 708.7 feet to a point, S. 81-28 W., 170.8 feet to a point, N. 45-30 W., 40.3 feet to a point, and S. 68-14 W., 100.4 feet to a point; thence leaving said branch and running along the line of property now or formerly owned by A. M. Hughes, N. 8-20 W., 1064.6 feet to an iron pin in or near Rocky Creek; thence along the line of property owned by Jeff R. Richardson, Jr., as Trustee, N. 70-57 E., 2251.5 feet to an iron pin, the point of beginning.

- 879-319-1-2.7
out of 319-1-2.1

The above described property is a portion of the same conveyed to the Grantor by deed of Tenfold, Inc., recorded in the RMC Office for Greenville County, S. C., in Deed Book 879, page 489, and this deed is made by the Grantor as Trustee pursuant to the power to sell, convey and dispose of said property as set forth in the terms and conditions of said deed and is hereby conveyed subject to utility rights of way and easements of public for local power service and to a sanitary sewer line transecting said property near Rocky Creek as shown on the above mentioned plat. The within deed is further given pursuant to the terms of that certain option given by Grantor to Eugene Rackley, assigned to the Grantee herein and recorded in the RMC Office for Greenville County, S. C., in Deed Book 931, page 281.

The Grantee agrees to pay Greenville County and Town of Simpsonville property taxes for the tax year 1973 and subsequent years.

Stamp area containing seven \$10.00 stamps, a box for Greenville County Stamps Paid \$ 150.00, and a box for Act. No. 310. Below the stamps is the text "(Continued on Next Page)".

For Assignment of Option on Road Estate See Deed Book 1012 Page 483