

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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GREENVILLE CO. S. C.
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DONNIE S. TAYLOR
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that DAN BRUCE COMMERCIAL AND INDUSTRIAL PROPERTIES, INC.
A Corporation chartered under the laws of the State of SOUTH CAROLINA and having a principal place of business at
Greenville, State of South Carolina, in consideration of Seventy-three Thousand Three
Hundred Forty-eight and 80/100 (\$73,348.80) Dollars and assumption of mortgage ~~XXXXX~~,
hereinafter described,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto T. WALTER BRASHIER, HIS HEIRS AND ASSIGNS:

All that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, and lying and being on the eastern side of Highway 20 and being shown as a 99.12 acre tract according to a survey entitled "Dan Bruce Real Estate Co." by C. L. Riddle, Registered L. S., dated February, 1974, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book 5F, at page 29, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of the right of way of S. C. Highway No. 20 at the joint front corner of property described herein and property now or formerly belonging to Eva M. Good and running thence with the line of property now or formerly belonging to Eva M. Good, S. 65-55 E. 3394.3 feet to an iron pin; thence S. 5-16 W. 116.5 feet to an iron pin in a stone; thence S. 3-14 W. 1069.5 feet to an iron pin on the edge of a branch; thence running with the meanders of the said branch, the traverse line of which consists of the following courses and distances: N. 59-38 W. 135.4 feet; N. 3-22 W. 127.6 feet; N. 66-40 W. 181.3 feet; N. 69-18 W. 136.35 feet; N. 70-49 W. 169.45 feet; N. 57-36 W. 200.2 feet; N. 56-32 W. 209.7 feet; N. 74-48 W. 241.9 feet; N. 71-09 W. 355 feet to an iron pin; thence leaving the branch and running S. 8-40 E. 753.2 feet to a spike on the northern edge of Mac's Road; thence with line of property now or formerly belonging to Bozard, N. 51-57 W. 389.5 feet to an iron pin; thence with property now or formerly owned by A. W. England, N. 52-15 W. 236.4 feet to an iron pin; thence N. 68-54 W. 1273.1 feet to an iron pin in the eastern side of the right of way of S. C. Highway No. 20; thence with the east side of right of way of S. C. Highway No. 20, N. 1-06 E. 1699.7 feet to an iron pin, the point of beginning.

ALSO, all that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, and being shown as a 50 foot strip according to a plat entitled "Survey for Dan E. Bruce Company" by C. L. Riddle, Registered L. S., dated February, 1974, and recorded in the R.M.C. Office for Greenville County in Plat Book 5F, at page 29, and lying between the western edge of the right of way of the Old Piedmont Highway and the eastern edge of the right of way of S. C. Highway 20 and being more particularly described according to said plat, as follows:

BEGINNING at a point in the center of the right of way of Old Piedmont Highway, said point being located 174.1 feet, more or less, from an iron pin in the line of property now or formerly belonging to the Estate of J. J. McSwain and running thence with the center of Old Piedmont Highway, S. 8-36 E. 50 feet to a point; thence S. 85-40 E 396 feet to a point on the western edge of the right of way of S. C. Highway 20, 50 feet to a point; thence N. 85-40 W. 396 feet, more or less, to a point on the center of the right of way of Old Piedmont Highway, the point of beginning.

As a part of the consideration for this conveyance, Grantee has assumed and agreed to pay the unpaid principal balance of \$174,451.20 due and owing to Dr. Janie McSwain Topp/under a purchase money mortgage, dated March 29, 1974, recorded in the R.M.C. Office in Mortgage Book 1306, Page 25, together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 22nd day of April 1974.

SIGNED, sealed and delivered in the presence of:

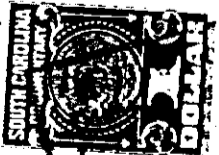
DAN BRUCE COMMERCIAL AND INDUSTRIAL PROPERTIES, INC. (SEAL)

Harvey D. Sanders, Jr.
Virginia J. Malley

By: *Dan Bruce*
President
David W. Glenn
Secretary

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE



Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as its act and deed, deliver the within written Deed, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 22nd day of April 1974.

Harvey D. Sanders, Jr. (SEAL)

Virginia J. Malley

Notary Public for South Carolina
My commission expires: 5/13/80

RECORDED this _____ day of _____ 19____, at _____ M., No. _____

RECORDED MAY 6 '74

28035



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4328 RV-2