

ALL that certain piece, parcel or tract of land in Butler Township, Greenville County, South Carolina, on the south side of Interstate Highway 85 and the west side of a county road extending southward from said Interstate Highway 85, containing 54.17 acres, more or less, and having the following metes and bounds, courses and distances, according to a plat of property of Roy Wendell Phillips, et. al., dated June 29, 1972, by Enwright Associates, revised August 30, 1972, by Tri-State Surveyors, recorded in the Office of the R.M.C. for Greenville County in Plat Book 4S, Page 29, to-wit:

BEGINNING at a point in the southern side of the right of way of Interstate Highway 85 and in the center of the county road above referred to and running thence down the center of said county road, S. 52-27 E. 122.9 feet to an iron pin; thence S. 85-25 E. 33.7 feet to an iron pin in the fork of said county road and another county road; thence continuing down said county road the following courses and distances, to-wit: S. 40-58 E. 150 feet to an iron pin; S. 38-43 E. 100 feet to an iron pin, S. 31-35 E. 100 feet to an iron pin; S. 25-29 E. 100 feet to an iron pin; S. 18-19 E. 100 feet to an iron pin; S. 12-44 E. 100 feet to an iron pin; S. 5-38 E. 100 feet to an iron pin; S. 0-10 E. 100 feet to an iron pin; S. 3-30 W. 100 feet to an iron pin; S. 5-36 E. 296.1 feet to an iron pin in the center of said county road; thence leaving said road and running S. 76-52 W. 989.9 feet to an iron pin; thence S. 31-31 W. 1268.8 feet to an iron pin; thence N. 65-00 W. 410 feet to an iron pin; thence N. 55-10 W. 145 feet to an iron pin; thence N. 18-53 W. 114 feet to an iron pin; thence N. 1-42 E. 175 feet to an iron pin; thence N. 3-03 W. 142 feet to an iron pin; thence S. 80-57 W. 130 feet to an iron pin; thence S. 6-23 E. 251 feet to an iron pin; thence S. 8-50 W. 151 feet to an iron pin; thence S. 54-25 W. 124 feet to an iron pin in the water right line of Enoree River; thence along the water right line of Enoree River the following courses and distances: N. 33-40 W. 188 feet to an iron pin; thence N. 9-11 E. 241 feet to an iron pin; thence N. 11-09 E. 160 feet to an iron pin; corner of other property of grantor being herein conveyed to grantees, thence along said other property of grantor, N. 77-17 E. 569.5 feet to a point; thence continuing along said other property of grantor, N. 1-17 E. 742 feet to a point in the line of said other property of grantor and at the corner of property of Annie V. Phillips (life estate) and Roy Wendell Phillips; thence N 83-36 E. 1289.6 feet to a point; thence the following courses: N. 10-43 W. 194.5 feet; No. 25-00 W. 176.9 feet; N. 20-18 E. 188 feet; N. 51-02 W. 156.7 feet; thence along I-85N. 63-58 E. 346.9 feet to the beginning corner.

Together with all the right, title and interest of the grantor in and to the land lying between the above described tract and Enoree River.

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Together with a right of way 66 feet wide shown on said plat, extending from the above-described property across the remaining property of grantor, said right of way extending from a county road to another county road where it adjoins said 66 foot right of way running across the property of Roy Wendell Phillips to the property line of property of Hattie Lee Ward and W. B. Ward shown on the aforesaid plat.

The consideration for this deed is assumption by Grantee of mortgage in the original principal amount of \$225,573.34 given by Grantor to Antho F. Phillips, dated September 1, 1972, and recorded Sept. 6, 1972 in the R.M.C. Office for Greenville County, S.C. in Mortgage Book 1248, at Page 65, and having a present principal balance of \$166,211.94, and assumption by Grantee of mortgage in the original principal amount of \$750,000 given by Grantor to First Piedmont Mortgage Company, Inc., dated October 31, 1972, and recorded Nov. 1, 1972 in the R.M.C. Office for Greenville County, S.C., in Mortgage

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