

P.O. Box 5537 Sta. B, City

GREENVILLE CO. S.C.

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ASHMORE & HUNTER, Attorneys, 110 Laurens Road, Greenville, S. C. 29607

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Russell C. Ashmore, Sr.

in consideration of Seventy Five Thousand & 00/100 (\$75,000.00)-----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 Russell C. Ashmore, Jr. and Richard A. Ashmore, their heirs and assigns, forever:

ALL that piece, parcel or tract of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Cleveland Township, Cleveland, South Carolina, located one mile, more or less, northeast of U.S. Highway 276, north of Cleveland, South Carolina, containing 479.28 acres, more or less, and being more particularly described as follows:

BEGINNING at a point in the center of Persimmon Ridge Road and going N. 63-50 W. 463.12 feet; thence N. 31-31 W. 249.15 feet; thence N. 61-30 W. 187.90 feet; thence N. 42-25 W. 343.00 feet; thence N. 83-18 W. 292.45 feet; thence S. 35-36 W. 224.95 feet; thence S. 85-26 W. 444.20 feet; thence S. 26-15 W. 240.00 feet; thence S. 6-19 W. 295.15 feet; thence S. 56-23 W. 128.65 feet; thence S. 24-20 W. 97.55 feet; thence S. 70-57 W. 53.80 feet; thence N. 58-40 W. 240.15 feet; thence S. 50-11 W. 145.90 feet; thence S. 72-37 W. 94.45 feet; thence N. 66-10 W. 150.55 feet; thence N. 35-53 W. 189.75 feet; thence N. 22-46 W. 284.55 feet; thence N. 44-36 W. 394.70 feet; thence S. 85-35 W. 62.00 feet; thence S. 12-43 W. 176.65 feet; thence S. 54-38 W. 142.95 feet; thence N. 60-22 W. 113.95; thence N. 40-22 W. 211.45 feet; thence N. 42-47 W. 392.20 feet; thence N. 59-10 W. 168.22 feet; thence N. 27-58 W. 57.60 feet; thence N. 24-49 E. 489.80 feet; thence N. 12-21 W. 34.20 feet; thence N. 61-43 W. 441.60 feet; thence N. 45-31 W. 127.20 feet; thence N. 22-53 W. 531.90 feet to a corner in the center of the road; thence N. 58-30 E. 6,246.90 feet to a stone; thence S. 36-30 E. 4,287.36 feet to a stone; thence S. 58-30 W. 3,600.5 feet to a point in the center of Persimmon Ridge Road being the beginning point.

LESS however, the following described property:

BEGINNING at a point and proceeding N. 88-56 E. 71.93 feet; thence S. 87-31 E. 90.00 feet; thence S. 75-59 E. 214.55 feet; thence S. 79-56 E. 125.52 feet; thence N. 89-26 E. 184.69 feet; thence S. 71-33 E. 127.82 feet; thence N. 80-51 E. 116.85 feet; thence S. 43-21 E. 90.96 feet; thence S. 24-22 E. 61.78 feet; thence S. 36-48 E. 101.51 feet; thence S. 51-38 E. 91.14 feet; thence S. 26-05 E. 139.36 feet; thence S. 17-22 E. 71.59 feet; thence S. 46-19 E. 71.65 feet; thence N. 85-42 E. 57.41 feet; thence N. 17-54 W. 126.20 feet; thence N. 9-29 E. 150.63 feet; thence N. 23-55 E. 119.20 feet; thence N. 34-14 E. 102.20 feet; thence N. 2-28 E. 28.58 feet; thence S. 74-40 E. 290.68 feet; thence N. 39-56 E. 242.45 feet; thence N. 45-45 E. 239.6 feet; thence N. 10-57 W. 204.9 feet; thence N. 35-30 W. 337.0 feet; thence N. 77-13 W. 360.8 feet; thence S. 15-16 E. 51.5 feet; thence S. 3-16 E. 72.8 feet; thence S. 16-56 W. 27.9 feet; thence S. 87-43 W. 30.7 feet; thence N. 23-11 W. 70.6 feet; thence N. 39-06 W. 152.3 feet; thence S. 58-27 W. 70.8 feet; thence S. 44-55 W. 74.7 feet; thence S. 59-56 W. 86.3 feet; thence S. 59-18 W. 242.8 feet; thence S. 78-58 W. 1,036.2 feet; thence S. 5-20 E. 132.72 feet; thence S. 24-28 W. 84.79 feet; thence S. 39-54 E. 42.70 feet to a point being the beginning point. 355-677.5-1-1

This conveyance is made subject to all restrictions, setback lines, roadways, easements and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

This is a portion of the property conveyed to the Grantor herein by Deed of Mack A. Ashmore, dated September 19, 1969, and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 867 at Page 164.

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