

1030-251
1030-251
FILED
GREENVILLE S.C.
APR 7 4 44 PM '83
DONNIE S. KENSLEY
R.M.C.

VC 1186 PAGE 7

27424-RM
7HK01111 21

THIS DEED, Made this 13th day of April, A.D., 1982, between SEABOARD COAST LINE RAILROAD COMPANY, a Virginia corporation, hereinafter called "Grantor"; ROBERT B. VAUGHN, an individual, whose mailing address is 4 East Parker Road, Greenville, South Carolina 29611, hereinafter called "Grantee"; and CHEMICAL BANK, Corporate Trustee under the Consolidated Mortgage dated as of March 15, 1971, made by Seaboard Coast Line Railroad Company, hereinafter called "Trustee";

(Wherever used herein, the terms "Grantor" and "Grantee" shall be construed in the singular or plural as the context may require or admit and shall include the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

WITNESSETH: That Grantor, for and in consideration of the sum of EIGHT THOUSAND SIX HUNDRED TEN AND 00/100 DOLLARS (\$8,610.00), to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, sell and convey unto Grantee that certain tract or parcel of land situate, lying and being at or near Greenville, County of Greenville, State of South Carolina, and described as follows, to wit:

Beginning at a point on the north line of Bramlette Road, said point being the southwest corner of land owned by Grantor herein; running thence northwestwardly along Grantor's southwest property line the following courses and bearings: north 19°16' west 96.23 feet, north 28°43' west 427.3 feet, and north 33°17' west 71.2 feet; thence south 64°58' east, 218.27 feet to a 48-inch gum; thence south 74°00' east, 50.0 feet to an iron pin; thence south 15°23'30" east, 131.71 feet; thence south 9°09'30" east, 124.0 feet; thence south 1°34' west, 159.6 feet to the north line of Bramlette Road; thence south 63°18' west along the north line of Bramlette Road, 22.4 feet to the point of beginning; containing 1.23 acres, more or less, being shown on print of survey prepared by W. R. Williams, Jr., dated October 1980, which print is attached hereto and made a part hereof. The land being sold is a portion of that certain land acquired from G. W. Taylor by Greenville, Spartanburg & Anderson Railway Company under deed dated September 27, 1913, as recorded in Volume 23, Page 186, Greenville County, South Carolina. The foregoing being part of the same premises acquired by Grantor herein by virtue of the merger on July 1, 1969, of Piedmont and Northern Railway Company into Seaboard Coast Line Railroad Company pursuant to plan of merger dated October 19, 1967, which plan of merger was fully recorded in the office of the Secretary of State of South Carolina on the first day of July 1969.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining.

13(225) 137-4-3

TO HAVE AND TO HOLD said premises unto Grantee, its successors and assigns, in fee simple forever; SUBJECT, However, to reservations, conditions, restrictions and easements of record, or apparent from an inspection of the premises, including, but not limited to, drainage easements, sanitary sewer line, metal warehouse, overhead electric line and underground telephone line and road right of way, as shown on said attached print.

This instrument was prepared by
William C. Baeroy
Attorney
1500 Water Street, Jacksonville, Fla.

REC-3 AP 7 83 077

4.0000

0000

4328-11-21