

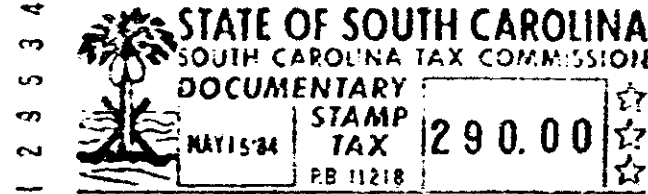
Grantees' mailing address:  
Post Office Box 548  
Tryon, North Carolina 28782

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RECORDED  
MAY 15 4 25 PM '84  
R.M.C. OFFICE

VOL 1212 PAGE 671

KNOW ALL MEN BY THESE PRESENTS, that AVIS L. PEARSON, Individually and as Executrix of the Estate of Joseph Allen Pearson, deceased,



in consideration of the sum of ONE HUNDRED FORTY-FIVE THOUSAND & NO/100 (\$145,000.00) Dollars the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said THOMAS C. PERRAUT and PAMELA M. PERRAUT

All that piece, parcel or lot of land, together with all improvements thereon, situate, lying and being on the southwestern side of U. S. Highway No. 176 in the County of Greenville, State of South Carolina, being shown as a tract containing 4.88 acres on a plat of the property of Joseph Allen Pearson and Avis L. Pearson dated November 15, 1978, prepared by Freeland & Associates, recorded in Plat Book 6-U at page 58 in the R.M.C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of U. S. Highway No. 176, which iron pin is 570 feet, more or less, from Hearthstone Ridge Road, and running thence S. 26-17 W. 566.99 feet to an iron pin; thence N. 70-01 W. 263.91 feet to a concrete monument; thence N. 14-14 E. 329.30 feet to a concrete monument; thence N. 19-44 E. 402.91 feet to a concrete monument at the right of way of U. S. Highway No. 176; thence with said highway right of way the following courses and distances: S. 50-26 E. 124.30 feet, S. 44-42 E. 174.36 feet, and S. 39-30 E. 100 feet to the point of beginning. 1-436-624-11-1-2-1

Together with a non-exclusive right of way for ingress and egress to and from Hearthstone Ridge Road, said right of way extending 405 feet, more or less, in an easterly direction from the eastern property line of the aforescribed property to Hearthstone Ridge Road. This easement shall be for the benefit of the grantees herein, their heirs and assigns, and said easement shall run with the land.

This is the same property conveyed to Joseph Allen Pearson and Avis L. Pearson by deed of Hope C. Rooker recorded on December 6, 1978, in Deed Book 1093 at page 281 in the R.M.C. Office for Greenville County. The said Joseph Allen Pearson died testate as a resident of Greenville County on December 10, 1983, as will appear according to File No. 83ES2300742 in the Office of the Probate Court for Greenville County. This deed is executed by Avis L. Pearson as Executrix pursuant to the power of sale granted under the First Codicil to the Last Will and Testament. Since State National Bank as Successor Trustee is designated in Item III of the Last Will and Testament of Joseph Allen Pearson, and since Cray Pearson Reynolds is named as Successor Trustee under Amendment to Declaration of Trust, the State National Bank and Cray Pearson Reynolds are signing for the purpose of evidencing their consent to this conveyance.

RECORDED

A. ROOKER



26508 dem gpt  
Thomas C. Perraut, et al

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