

## TITLE TO REAL ESTATE

87828, PROBATE-JANUARY CO. - GREENVILLE

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS THAT Franklin Real Estate & Investment Company, a corporation chartered under the laws of the State of South Carolina, and having its principal place of business at Greenville, in the State of South Carolina, and J. E. Surrine, as Trustees, for and in consideration of the sum of Ten Thousand and no/100 (\$10,000.00) dollars, to them in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named, (the receipt whereof is hereby acknowledged) have granted, sold and released, and by these presents do grant, bargain, sell and release unto RENA RICE GEER, HER HEIRS AND ASSIGNS:\*

All that certain piece, parcel or tract of land, situate, lying and being on both sides of South Saluda River, in the vicinity of Blythe Shoals, partly in Greenville County and partly in Pickens County, State of South Carolina, having a total area of 918 acres, more or less, according to a plat of property of B. E. Geer, made by Dalton & Neves, Engineers, December, 1937, which plat is recorded in the R. M. C. Office for Greenville County, in Plat Book I, at pages 94- & 95 and having, according to said plat, the following metes and bounds, to-wit:-

Beginning at a Spruce Pine on the north bank of South Saluda River, near the Geer Highway, and following the river as a line in an easterly direction to a Beech on the south side of said River in Pickens County; thence leaving the River, N. 80 E. 511.5 feet to a point; thence S. 80 E. 198 feet to a point; thence N. 70 E. 495 feet to a point; thence N. 80 E. 132 feet to a point; thence S. 80 E. 198 feet to a point; thence due east 165 feet to a point; thence N. 86 E. 594 feet to a point; thence N. 87 E. 594 feet to a point; thence N. 61 E. 264 feet to an iron wood tree on the south bank of South Saluda River; thence along the south bank of said River as a line in an easterly direction to a stake, corner of property of Saluda Land & Lumber Company; thence leaving the River, N. 78-04 E. 455 feet to a stake; thence N. 78 E. 726 feet to a stake; thence N. 81 E. 264 feet to a stake; thence S. 52 E. 132 feet to a stake; thence S. 48-50 E. 1035 feet to a stone in line of property of P. C. and A. B. Talley; thence S. 63-00 E. 3,589 feet crossing a stream to a large rock X0 on the north side of a road leading to Cleveland; thence crossing said road, S. 82-50 E. 436 feet to seven bark tree and iron pin in the west bank of South Saluda River; thence along South Saluda River as a line in a northerly direction under a bridge crossing the road and along line of property recently purchased by the grantee from Elizabeth Bates, et al. to a branch which flows into South Saluda River on its east side; thence along said branch in an easterly direction (which branch is the north boundary of the property recently conveyed by Elizabeth Bates, et al. to the grantee herein) to a road leading to the Geer Highway; thence along said road in a Southerly direction to a point in line of property formerly of Elizabeth Bates, et al; thence leaving and crossing said road N. 52-30 E. 591 feet to an iron pin in line of property of A. G. McKinney; thence still N. 52-30 E. 838 ft. to a stone; thence N. 7-45 E. 660 feet to a stone; thence S. 82-20 E. 184 feet to a stone; thence N. 2-00 W. 636 feet to a point in center of Geer Highway; thence crossing said Highway, N. 2-00 W. 814 feet to a Hickory in line of property now or formerly belonging to Cleveland; thence N. 36-35 W. along property now or formerly of Cleveland and Irvine Estate, 1,832 feet crossing a branch to a stone; thence along property of Irvine Estate and Cleveland, N. 36-35 W. 1,640 feet crossing a stream to a stone in line of property now or formerly belonging to W. F. Reynolds; thence along property now or formerly of W. F. Reynolds, S. 58-30 W. 6,251 feet to a White Oak; thence N. 76-30 W. 3,015 feet to a stone; thence N. 19-55 W. 1,369 feet crossing an old road to a stone; thence N. 58-15 W. 500 feet to a stone on property now or formerly owned by W. A. Chandler; thence S. 58-55 W. 1,790 feet with Chandler's line crossing a branch to a stone in old Caesar's Head Road; thence along said Road, S. 36-20 E. 360 feet; thence still with said Road, S. 18-40 E. 215 feet to a stake; thence still with said Road, S. 64-15 W. 993 feet to a Maple and stone on branch; thence with said branch as a line in a southerly direction crossing the Geer Highway along property of Hardin and McJunkin to the point of beginning.

LESS, HOWEVER, THE FOLLOWING TRACTS:-

(1) A tract of land containing 50 acres, more or less, in Greenville County, conveyed by the grantors herein to United States of America by deed dated December 31, 1937, and recorded in the R. M. C. Office for Greenville County, in Deed Book 201, at page 247, reference to which is hereby craved.

(2) A tract of land containing 23 acres, more or less, in Pickens County according to a survey by Dalton & Neves, Engineers, November, 1932, conveyed by Franklin Real Estate & Investment Company and J. E. Surrine, as Trustees, to T. Charles Gower and L. P. Slattery by deed dated December 19th, 1932, and recorded in the office of the Clerk of Court for Pickens County in Deed Book 4-A, at page 590, reference to said deed being hereby craved for a more complete description.

(3) Lot No. 2 of property of B. E. Geer as shown on a plat made by Dalton & Neves, Engineers, July, 1933, situate in Pickens County, conveyed by Franklin Real Estate & Investment Company and J. E. Surrine, as Trustees, to I. Rex Rice, by deed dated January 19th, 1934, and recorded in the office of the Clerk of Court for Pickens County in Deed Book 4-C, at page 35, reference to said deed being hereby craved for a more complete description.