

THE STATE OF SOUTH CAROLINA,

County of Greenville:

KNOW ALL MEN BY THESE PRESENTS, That I, L. T. Batson,

in the State aforesaid, in consideration of the sum of Six Thousand and no/100 (\$6,000.00) DOLLARS

to me in hand paid at and before the sealing of these presents by Furman University

(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

Furman University:-

All that certain piece, parcel or tract of land in the City of Greenville, County of Greenville, State of South Carolina, on Reedy River, and having, according to a plat of property of Furman University made by Dalton & Neves, Registered Engineers, April, 1938, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book I, at page 99, the following metes and bounds, to-wit:

Beginning at a Spanish Oak stump and line of other property of Furman University, and running thence S. 29-30 E. 146.5 feet to a stake; thence S. 51-37 E. 120 feet to an iron pipe; thence N. 64-23 E. 100 feet to an iron pin in the South bank of Reedy River; thence along the center of Reedy River, the traverse line of which is N. 7-09 E. 320 feet to a point in the center of the river; thence along the center of the River N. 5-45 W. 55 feet to a point in the center of the river; thence still with the center of the river, N. 36-13 W. 129.5 feet to a point in the center of the river; thence still with the center of the river N. 60-26 W. 230 feet to a point in the center of the river; thence still with the center of the river N. 21-14 W. 182 feet to a point in the center of the river; thence still with the center of the river N. 12-55 W. 177.1 feet to a point in the center of the river; thence still with the center of the river N. 52-32 W. 147.6 feet to a point in the center of the river; thence leaving the river S. 29-46 W. 236.6 feet to an iron pin in the Northeast side of a road; thence along the Northeast side of said road N. 53-14 W. 168.5 feet to an iron pin in the Northeast side of said river; thence N. 29-46 E. 254.5 feet to a point in line of property of Camperdown Mill; thence along said Mill property N. 45-37 W. 67.5 feet to an X on large rock; thence N. 44-32 W. 294.8 feet to corner of property now or formerly of Main Street Land Company; thence along line of said property S. 31-12 W. 422 feet to an iron pin in the center of a road, corner of property of Furman University; thence along said Furman University line S. 42-41 E. 1,192 feet to the point of beginning. Being the same lot of land conveyed to the Grantor herein by Marsmen, Inc., by deed dated December 18th, 1934, and recorded in the R.M.C. office for Greenville County in Deeds Book 172 at page 165, except, however, a rectangular piece of property containing .93 of an acre upon which is situate the Mill building known as Vardry Mill.

Together with all of the right, title and interest of the Grantor in and to any easement, privilege or right of way affecting said property. This conveyance is also made subject to any easement or right of way over the property. Also all buildings situate thereon and all machinery, fixtures and other tangible and physical property constituting a part of Vardry Mill located on this tract of land.

The Grantee herein assumes and agreed to pay the balance due on a certain mortgage covering this property given by L. T. Batson, to The South Carolina National Bank of Charleston, S. C., dated March 29th, 1937, and recorded in the R. M. C. Office for Greenville County in Mortgage Book 266, at page 198, in the original sum of \$5,000.00, it being understood that the unpaid balance of the principal is \$2,500.00.