

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
Greenville County

KNOW ALL MEN BY THESE PRESENTS, That I, R. E. Foil

In the State aforesaid

In consideration of the sum of Four Thousand and Eighty & No/100

DOLLARS,

to me paid by Dr. J. E. Brunson

In the State aforesaid, (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 Dr. J. E. Brunson

All that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina,

being known and designated as Tract No. 2 containing 27.20 acres, more or less, as shown by Plat of property of R. E. Foil made by W. N. Willis, Engineer of Spartanburg, S. C. February 23, 1939, and revised March 13, 1941, the original Plat being recorded in Plat Book J, page 91, R. M. C. office for Greenville County, S. C., and being more particularly described according to said Plat as follows: BEGINNING at a point on the right of way of the P. & N. Railway, which point also is the Southeast corner of tract heretofore conveyed to G. F. Norris, and running thence with said right of way S. 37-22 W. 285 feet to point; thence with said right of way S. 47-24 W. 200 feet to point; thence with said right of way S. 60 W. 200 feet to point; thence with said right of way S. 64-52 W. 450 feet, more or less, to point in center of Enoree River (the right of way of the P. & N. Railway along the courses just given is 57.5 feet in width from the center line of said railway); thence up the center of said River, the traverse line of which is N. 27-30 W. 188 feet to a point; thence N. 64-04 W. 135 feet to point in center of mouth of Lick Creek leaving Enoree River and with the center line and up said Creek the traverse lines of which are as follows: N. 5-36 E. 285 feet to stake; thence N. 29-30 E. 265 feet to stake; thence N. 52-14 W. 240 feet to stake; ~~thence N. 29-30 E. 265 feet to stake; thence N. 52-14 W. 240 feet to stake;~~ thence N. 63 W. 50 feet to stake in center of Lick Creek at the East edge of right of way of U. S. Highway No. 29; thence with the right of way of said Highway and leaving Lick Creek N. 25-30 E. 125 feet to stake; thence N. 28-30 E. 125 feet to stake; thence N. 36-10 E. 188 feet to stake; thence N. 38-35 E. 120 feet to stake in said right of way, and also in the center of County Road leading from said Highway to the P. & N. station; thence with the center of said Road N. 59-17 E. 120 feet to stake; thence S. 84-30 E. 190 feet to stake; thence N. 82-04 E. 217 feet to stake; thence S. 76-02 E. 147.5 feet to stake in center of said County Road; thence leaving said County Road and with the West side of Norris Drive S. 10-53 E. 36 feet to iron pin; thence still with said Drive S. 10-53 E. 113 feet to iron pin; thence S. 16-58 E. 108.5 feet to iron pin. This last line crosses Hill View Drive and the iron pin mentioned is on the East side of Hill View Drive, and is one of the corners of lot conveyed by me to Helen Cofer; thence continuing with the East side of Hill View Drive and line of Coker lot S. 39-08 W. 45 feet to iron pin; thence continuing with said Drive and Cofer lot S. 24-25 W. 62 feet to iron pin; thence leaving said Drive but continuing with South boundary of Cofer lot S. 84-30 E. 173 feet to iron pin in line of property conveyed to Norris; thence with the Norris property S. 12-18 W. 428 feet to stake; thence continuing with Norris property S. 73-42 E. 162 feet to the beginning. The grantor by this deed also conveys to the grantee all of his right of access to the mineral spring, and the right to the occupants of the premises above described to use the water from said spring for drinking purposes; and it is the intention to convey to the grantee any and all right to the use of the spring which the grantor may have and not previously conveyed. This conveyance is made subject to the right to use Norris Drive as a means of ingress and egress, which grantor previously conveyed to G. F. Norris, G. A. Patat and Helen Cofer. This conveyance is also made subject to the rights of G. F. Norris in and to the water pipe lines or sewerage lines which may affect the property of said G. F. Norris, which was conveyed to him by deed dated June 30, 1939, recorded in Deed Book 212, page 34, R. M. C. office for Greenville County, The property conveyed is the greater portion of the property conveyed me by J. C. Fort, Special Master, on July 19, 1937, and recorded in Deed Book 199, page 273, R. M. C. office for Greenville County, and by deed correcting same dated March 2, 1939, recorded in Deed Book 212, page 27.