

TITLE TO REAL ESTATE—G. T. 204

STATE OF SOUTH CAROLINA, }

Greenville County. }

River Falls Realty Company, Inc.

KNOW ALL MEN BY THESE PRESENTS, That

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 for and in consideration of the sum of Twelve Hundred (\$1200.00) DOLLARS,

to it 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) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto

W. L. Belue, his heirs and assigns:

All that certain parcel and tract of land situate, lying and being in South Carolina, Greenville County, in Paris Mountain Township, School District 10-B, and on the North side of Saluda River and being a portion of the Warren B. Hunt place, and bounded on the East by lands of A. C. Batson, formerly the old Hunt Mill tract, and on the South by Saluda River, and on the West by lot now or formerly owned by Berry, and on the North by the Greenville-Pickens Highway known as the Hunt's Bridge Road and having the following metes and bounds, to wit:

BEGINNING at a stone, Batson and Martin corner (formerly Warren Gibson estate), and running thence with A. C. Batson's line N. 36-30 E. 1200 feet to a point in the A. C. Batson line, iron pin; thence N. 29-30 E. 130 feet to iron pin; thence N. 25 E. 289 feet, approximately, to a point in the Greenville-Pickens Highway; thence N. 47 E. along the said highway 212 feet to an iron pin in said Highway; thence N. 53 W. 340 feet, following center of the said Highway to a point at the intersection of the old Greenville-Pickens Highway, now commonly called the Lake Road; thence leaving the Greenville-Pickens Highway, and following the old Greenville-Pickens Highway, now called the Lake Road, S. 65-30 W. 421 feet to a bend in said road; thence following the said road, N. 38-30 W. 141 feet to a bend in said road; thence N. 51-10 W. crossing the branch 335 feet to a bend in said road; thence S. 36-45 W. 35.6 feet to bend in said road; thence S. 19 W. 349 feet to bend in said road; thence S. 46-15 W. 147.5 feet to a bend in said road; thence S. 62-30 W. 125.2 feet to a bend in said road; this being the common corner of the line of lot No. 3 and No. 6 as hereinafter described; thence continuing along the said Lake Road S. 88 W. 129 feet to bend in said road; thence S. 73 W. 337 feet to a point in said road, cornering on the line of Lot No. 6, and land now or formerly known as the Berry land; thence S. 13-30 E. 1260 feet to a point in the line of lot Nos. 3 and 6; thence S. 76-30 W. approximately 1250 feet to point on the North bank of Saluda River; thence down the said River approximately 1200 feet to the corner on Martin's line formerly Warren Gibson estate; thence N. 34 E. 66 feet to a point; thence N. 86-30 E. 175 feet to a point; thence S. 71 E. 132 feet to a point; thence N. 57 E. 141 feet to a point; thence N. 40 E. 56 feet to a point; thence N. 77-15 E. 110 feet to a point; thence S. 65-30 E. 231 feet to a stake; thence S. 84-30 E. 413 feet to the stone corner, the point and place of the beginning, and containing 64.88 acres, more or less, and being a portion of the same tract of land conveyed to the River Falls Realty Company, Inc. by E. Inman, Master in the case of Federal Land Bank vs. T. C. Gamble, by deed recorded in Book 195, at Page 231, R. M. C. Office for Greenville County, and a portion of the land conveyed to River Falls Realty Company, Inc. by H. P. McGee by deed recorded in Vol. 208, at page 259, R. M. C. Office for Greenville County, and more particularly set forth in a recent survey of the same as shown by plat prepared by W. J. Riddle, dated August 11, 1937, and recorded in Plat Book "J", at Page 39, R. M. C. Office for Greenville County, and designated on said plat as Lots Nos. 2, 3 and 6, which is hereby referred to.

It is understood and agreed that this land is conveyed subject to a mortgage held by C. B. Martin, and recorded in Vol. 292, at Page 85, dated July 17, 1940, on which there is a balance due at this date of \$1000.00.

It is understood and agreed that the grantee herein will pay taxes for the year 1943.