

State of South Carolina,

Greenville County

Know all Men by these Presents, That I, Eloise Duckett

in the State aforesaid,

in consideration of the sum of Twelve Thousand One Hundred and 13 100 (12,100.13) Dollars and assumption of mortgage indebtedness of 1,389.87.

to me paid by J. A. Lunsford

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 J. A. Lunsford, his heirs and assigns forever:

All that piece, parcel or lot of land in Bates Township, Greenville County, State

of South Carolina, known as a part of the land conveyed by deed of H. C. Gudger, adjoining lands of H. D. Burns, and C. H. Garland and Gladie Turner and J. A. Pierce:

BEGINNING at an iron pin on creek and the Freeman Bridge Road; running thence down the meander of said creek 36.97 chs. to the conjunction with South Saluda River; thence down the meanders of said river 34.54 chs. to a Sycamore on the east side of river, J. A. Pierce corner; thence S. 31 W. 16.67 to a stone on branch; thence up branch as the line 3.70 to an iron pin; thence N. 19 W. 7.85; thence N. 47 W. 10.12 to an iron pin on New Road; thence with road, N. 54 W. 4.00 to bend; thence N. 23 W. 3.00 to a bend; thence N. 17 W. 5.30 to a bend; thence N. 10 W. 3.50 to a bend; thence N. 3 E. 3.30 to bend; thence N. 37 W. 11.58 to a bend; thence N. 45 W. 3.67 to an iron pin on the east side of road; thence N. 32 W. 10.55 to a small cedar X3 in Hollow; thence N. 49 W. 14.71 to iron pin; thence S. 71 W. 12.30 to a pine; thence N. 12 E. 3.30 to a pine; thence S. 33 E. 8.60 to the beginning corner and containing 1 1/2 acres, more or less. LESS HOWEVER, a certain tract of land containing 26-3/4 acres conveyed by J. B. Duckett to Leonard W. Freeman by deed dated July 15, 1946, recorded in Deed Book 297 at Page 227, taken from the northern portion of said 1 1/2 acres tract.

ALSO, All that lot of land in Bates Township, Greenville County, State of South Carolina, known as a part of the land conveyed to H. D. Burns and C. H. Garland by deed from H. C. Gudger surrounded by land of Burns and Garland and Saluda River, and having the following metes and bounds, to-wit:

BEGINNING at fork of road, thence running S. 79 W. with Freeman Bridge Road, 3.70 chains to an iron pin; thence S. 19 W. 12.70 to Sycamore tree on the east bank of South Saluda River x3; thence down said river 6.90 to mouth of Stroud Creek; thence with the meanders of said creek 36.97 chains to an iron pin on said creek at the road; thence N. 33 W. 8.60 to a pine tree, x3; thence N. 12 W. 15.20 to a stone on branch; thence down the meanders of branch 16.47 chains to an iron pin on branch; thence S. 23 E. 4.33 to an iron pin near a settlement road; thence S. 31 E. along road, 0.50 to bend in road; thence S. 16 E. 2.45 to iron pin, the beginning corner and contains 57 acres, more or less. LESS HOWEVER, all that certain tract of land containing 21.7 acres conveyed by Eloise Duckett to M. H. Dunn by deed dated April 9, 1949, recorded April 11, 1949 in Book of Deeds 379 at Page 15.