

This is the identical property conveyed by grantor herein to John David Spillers by deed dated January 21, 1953, and recorded in the R.M.C. Office for Greenville County in Deed Book 472 at Page 315.

LESS:

All those pieces, parcels or lots of land in Fairview Township, Greenville County, State of South Carolina, containing approximately 5.22 acres (Tract No. 1 containing approximately 4.9 acres and Tract No. 2 containing approximately 0.32 acres), as shown on a plat thereof designated as Property of A. L. Nivens, near Simpsonville, S. C., made by C. C. Jones, Civil Engineer, October 18, 1954, recorded in Plat Book GG at page 89, and having, according to said plat, the following metes and bounds:

TRACT NO. 1 - BEGINNING at a point in the center of the Georgia Road and running thence S. 20-18 W. 163.6 feet to a point; thence S. 23-09 W. 167.6 feet to a point; thence S. 88-33 W. 121.4 feet to an iron pin; thence S. 0-27 E. 201.6 feet to an iron pin on Northern bank of Reedy River; thence S. 0-27 E. 40 feet, more or less, to center of river; thence along center of river as line, following the meanderings thereof, the following courses and distances: N. 83-00 W. 245 feet to point; thence N. 81-40 W. 320 feet to nail in center of bridge across the said river; thence N. 23-05 W. 61 feet to iron pin in center of Georgia Road; thence with center of said road as line, the following courses and distances: N. 29-40 E. 100 feet to point; thence N. 45-55 E. 100 feet to point; thence N. 61-20 E. 100 feet to point; thence N. 66-36 E. 200 feet to point; thence N. 68-12 E. 200 feet to point; thence N. 70-09 E. 100 feet to point; thence N. 71-14 E. 100 feet to beginning corner.

TRACT NO. 2 - BEGINNING at iron pin in center of Georgia Road and running thence S. 12-05 E. 77.4 feet to an iron pin; thence S. 84-20 W. 350 feet to point in center of said road; thence with center of road as line, N. 71-38 E. 350 feet to beginning corner.

This is the identical property conveyed by grantor herein to Albert L. Nivens by deed dated October 25, 1954, and recorded in the R.M.C. Office for Greenville County in Deed Book 511 at Page 33.

As a part of the consideration hereof the grantee assumes and agrees to pay those two certain mortgages covering the property herein conveyed, one given by M. B. Crigler to The Peoples National Bank of Greenville, as Trustee under the Will of James F. Gallivan for the benefit of Elizabeth Twiss, dated August 29, 1952, and recorded in the R.M.C. Office for Greenville County in Mortgage Book 540 at page 214; and the other mortgage given by M. B. Crigler to The Peoples National Bank of Greenville, as Trustee U/A with Victor L. Cannon, dated August 21, 1953, and recorded in the R.M.C. Office for Greenville County in Mortgage Book 571 at page 394.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said Bonini, Inc., its successors and assigns forever.