

10:45 A.M.

BOOK 648 PAGE 197

## The State of South Carolina,

COUNTY OF GreenvilleKNOW ALL MEN BY THESE PRESENTS, That Greenville Land Co., Inc.

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 One Thousand Eight Hundred Ninety Five and no/100 ..... 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 J. W. Pitts, his  
 heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being  
 in the State of South Carolina, County of Greenville, Chick Springs Township,  
 being known and designated as Lot No. 54 of a subdivision known as Orchard  
 Acres, Section Two, as shown on a plat of a portion of said subdivision prepared by  
 J. Mac Richardson, Surveyor, March 1960 and recorded in the R. M. C. Office  
 for Greenville County in Plat Book QQ at Page 6 and having, according to said  
 plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern edge of Fairhaven Drive,  
 the joint front corner Lots Nos. 53 and 54 and running thence along the joint line  
 of said lots, N. 77-41 E. 178.4 feet to an iron pin on the line of Lot No. 98; thence  
 along the line of that lot, N. 10-04 W. 113.5 feet to an iron pin on the southern  
 edge of Ridge Spring Street; thence along the southern edge of Ridge Spring Street,  
 S. 85-36 W. 38 feet to an iron pin; thence continuing along the southern edge of  
 Ridge Spring Street, S. 87-40 W. 117.8 feet to an iron pin; thence following the  
 curvature of Ridge Spring Street as it intersects with Fairhaven Drive, the chord  
 of which is S. 40-59 W. 26.1 feet to an iron pin on the eastern edge of Fairhaven  
 Drive; thence along the eastern edge of Fairhaven Drive, S. 8-27 E. 59.4 feet to  
 an iron pin; thence continuing with the eastern edge of Fairhaven Drive, S. 9-45 E.  
 64.3 feet to the beginning corner; being a portion of the property conveyed to the  
 granting corporation by Edward G. Ballard, et al. by deed dated November 9, 1959  
 and recorded in the R. M. C. Office for Greenville County in Deed Volume 638  
 at Page 533.

This conveyance is subject to easements and rights-of-way for the  
 installation and maintenance of public utilities, and is also subject to restrictions  
 and protective covenants which have not yet been recorded.