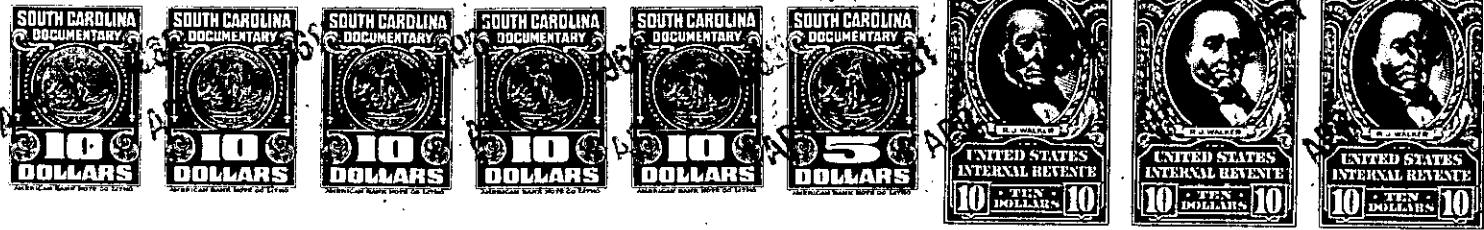


THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

APR 14 2 25 PM 1953



KNOW ALL MEN BY THESE PRESENTS, That JEROME K. JAY

in the State aforesaid, in consideration of the sum of Twenty Seven Thousand One Hundred Fifty Seven and 06/100 (\$27,157.06) ----- Dollars and assumption of mortgage referred to below to me in hand paid at and before the sealing of these presents by CHESTER A. REECE, TOWERS RICE, HEYWARD BALLARD & GRADY BALLARD

(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 CHESTER A. REECE, TOWERS RICE, HEYWARD BALLARD & GRADY BALLARD, their heirs and assigns, forever:

ALL those pieces, parcels and tracts of land in Greenville Township, Greenville County, State of South Carolina, lying on the South side of New Easley Highway No. 123, and East of the Saluda River, and Northeast of the Old Easley Bridge Road, containing in the aggregate 125.4 acres, more or less, and having according to a plat of the property of Jerome K. & M. C. Jay, dated December 17, 1947, made by J. C. Hill, Surveyor, the following metes and bounds, to wit: TRACT NO. 1, containing 52 acres, and lying on both sides of Brush Creek waters of Saluda River and being described as follows:

BEGINNING at an iron pin in the run of said Brush Creek on the South side of the New Easley Highway No. 123 and running thence S. 33-30 W., 277.20 feet, more or less, to a stone; thence S. 22-15 E., 1425.6 feet, more or less, crossing said Brush Creek to a stone; thence N. 75 E., 1303.5 feet to an iron pin; thence N. 22-30 E., crossing Home Branch, 693 feet to an iron pin on property now or formerly of Martin; thence with property now or formerly of Martin; N. 67-30 W., 1504 feet to an iron pin; thence N. 40-30 E., 501.6 feet to an iron pin at poplar on Brush Creek; thence with the meanders of the Old run of Brush Creek and along the Southern edge of New Easley Highway No. 123, 500 feet, more or less, to the point of beginning. 239.5-1-13

TRACT NO. 2, containing 54 acres, more or less, lying on the Old Easley Bridge Road and the Saluda River and having the following description:

BEGINNING at a stake in the Old Easley Bridge Road corner of property now or formerly of T. E. Hunt Estate and W. A. Gantt, and running thence N. 22-15 W., 2758.8 feet crossing Brush Creek to a stone at corner of Tract No. 1, described above, and property now or formerly of H. K. Townes and running thence S. 33-30 W., 1808.8 feet to the center of the Saluda River and running thence with the meanders of said Saluda River, to a point opposite an iron pin (formerly a water oak) at corner of land now or formerly of B. A. Douthit; running thence S. 68 E., 462 feet to an iron pin formerly a Black Oak Stump; thence S. 22-45 W., 399.96 feet to an iron pin formerly Black Oak cut down; thence S. 67 E., 1128 feet to a point in the Old Easley Highway; thence with the Old Easley Highway, N. 29 E., 275.5 feet; thence S. 79-10 E., 267.7 feet to an iron pin at the point of beginning. 239.6-1-6

THE above described tracts are the same conveyed to Jerome K. Jay and M.C. Jay by deed of Henry Theodore dated June 9, 1947, and recorded in the RMC Office for Greenville County in Deed Book 313, page 322; the said M. C. Jay died testate a resident of Pickens County and by will in the office of the Judge of Probate for Pickens County in Apartment 306, File 15, devised his interest in this property to Annie S. Jay, who conveyed her interest to Jerome K. Jay by deed dated April 1, 1953, recorded in the RMC Office in Deed Book 479, Page 259.

(Over for balance of description)