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Greenville County

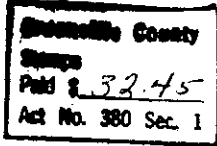
JAN 5 1 02 PM '70

OLLIE FARNSWORTH  
R. M. C.

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For True & Correct Copy See Affidavit  
Book 321 Page 35

Know all Men by these presents, That I, James F. Bruner,



in the State aforesaid, in consideration of the sum of Ten and No/100 (\$10.00) DOLLARS and other valuable considerations, including ~~xxx~~ assumption of mortgage set out below ~~xxxx~~ to me. paid by D. J. O'Connor

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

D. J. O'Connor, his heirs and assigns forever:

All that piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, Oaklawn Township, on the eastern side of Fork Shoals Road, containing 65 acres, more or less, and having, according to a plat prepared by Pickell & Pickell, Engineers, dated January 24, 1946, and recorded in the R. M. C. Office for Greenville County in Plat Book Q at Page 157, the following metes and bounds, to-wit:

BEGINNING at a nail and cap point on Fork Shoals Road, 793 feet from Pelzer Road, and running thence N. 46-30 E. 1340 feet to an iron pin; thence S. 54-00 E. 500 feet to a stake; thence N. 50-30 E. 1051 feet to a stake; thence S. 86-05 E. 630 feet to a stake on the bank of Reedy Fork Creek; thence following the meanders of Reedy Fork Creek to a maple on bank; thence S. 73-26 W. 507 feet to an iron pin; thence N. 26-55 W. 688.2 feet to a stake; thence N. 64-38 W. 414.5 feet to an iron pin; thence N. 12-00 W. 100.5 feet to an iron pin; thence S. 65-08 W. 1080 feet to an iron pin; thence S. 32-45 W. 371.5 feet to an iron pin; thence S. 65-00 W. 294 feet to a nail and cap on Fork Shoals Road; thence N. 42-15 W. 700 feet to the beginning corner; being the same property conveyed to James F. Bruner by James E. Davis and Jo Ann C. Davis by deed dated December 2, 1965 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 787 at Page 281-50 - 586.1 - 1 - 13.1 - 45-585.1 - 1 - 13

ALSO: All that piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, Oaklawn Township, located at the intersection of Fork Shoals Road and Pelzer Road, containing 36.4 acres, more or less, and having, according to plat prepared by Pickell & Pickell, Engineers, dated January 24, 1946, and recorded in the R. M. C. Office for Greenville County in Plat Book Q at Page 157, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the intersection of Fork Shoals Road and Pelzer Road and running thence with Pelzer Road, N. 56-02 E. 1,155 feet to a nail and cap; thence continuing along Pelzer Road, N. 58-26 E. 412.5 feet to a stake on the northern side of said Road; thence continuing along the northern side of said Road, N. 77-26 E. 414.8 feet to a stake; thence S. 1-30 W. 168 feet to a stake; thence S. 86-05 E. 1,012 feet to a stake; thence S. 50-30 W. 1,051 feet to a stake; thence N. 54-00 W. 500 feet to an iron pin; thence S. 46-30 W. 1,340 feet to a nail and cap in Fork Shoals Road; thence along Fork Shoals Road, N. 42-15 W. 793 feet to the beginning corner; being the same property conveyed to James F. Bruner by Claude Chandler by deed dated June 11, 1965 and recorded in Deed Vol. 775 at Page 353. - 45-586.1 - 1 - 14

This conveyance is subject to any restrictions, easements or rights-of-way that may appear on the public records or on the premises.

As part of the consideration for the within conveyance, the grantee hereby assumes and agrees to pay the balance due on a certain note and mortgage given by James F. Bruner to The Federal Land Bank in the original sum of \$19,800.00, which

(OVER)