and property owner. Mr. Rosamond, like Mr. Philpot, based his

estimate on his general knowledge of property in the area of the

property being condemned. Mr. Rosamond placed a value of

$2,300.00 per acre on the property.

The only question for me to decide in this case is what

is the true market value that will constitute just compensation to

the landowners. True market value is a value arrived at where you

have a willing buyer and a willing seller, and where, as in this

instance, you don't have a willing seller, just compensation must

be arrived at from the testimony introduced at the hearing.

In my experience as a Judge, I have presided over numerous

condemnation cases and I don't believe I have ever seen values

placed on the property by the landowners and the condemner any

closer together than in this case, and though I realize that the

value placed on the property means a considerable amount of money,

but as it as I see it should, free it a great difference. But,

be that as it may, I am of the opinion that the value testified to

by Mr. Childers represents true market value and would constitute

just compensation to the landowners for the property taken. The

property taken is described as follows:

> ALL that certain piece, parcel or tract
> of land situate, lying and being in Green-
> ville County, State of South Carolina,
> located on the northwestern side of Monta-
> gue Road, north of the City of Greenville,
> and being known and designated as Tract #1
> of property formerly of Cecil Morris, and
> according to a survey made by Jones Engi-
> neering Service dated March 31, 1971, has
> the following metes and bounds, to-wit:
>
> BEGINNING at a point near the westerly
> side of Montague Road, which point is
> located N. 36-00 W., 55.7 feet from iron
> pin near the easterly side of said road and
> running thence S. 36-00 E., 890 feet to a
> point; thence S. 41-25 E., 614.0 feet to a
> stone; thence S. 36-49 E., 490.5 feet to an
> iron pin; thence S. 28-50 W., 601 feet to
> an iron pin; thence S. 26-30 W., 246.9 feet