

TITLE TO REAL ESTATE—Leatherwood, Walker, Todd & Mann, Greenville, S.C.

FILED GREENVILLE CO. S. C. SEP 13 12 15 PM '71 OLLIE FARNSWORTH R. M. C.

For True Consideration See Affidavit Book 34 Page 97

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Dan E. Bruce

in consideration of Ten and 00/100 (\$10.00) Dollars, and other valuable considerations to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto T. Walter Brashier his heirs and assigns:

All that certain piece, parcel or tract of land in Saluda Township, County of Greenville, State of South Carolina, in the vicinity of Meadow Fork Creek, containing 81.8 acres according to a survey of property of Dan E. Bruce dated January, 1968, by Jones Engineering Services, adjoining other property of the Grantors, Durham, North Greenville Junior College, James A. Cannon and others, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an old iron pin at the joint corner of property of Grantors, North Greenville Junior College and James A. Cannon and running thence S. 44-50 W. 970 feet to an old stone and iron pin at the joint corner of property of Grantors, James A. Cannon and property formerly belonging to Hitt; thence S. 00-30 E. 349 feet to corner of property shown on plat as that of W. K. Gill; thence along the line of property of W. K. Gill S. 45-36 E 2180.8 feet to an iron pin and stone; thence S. 20-32 E. 628.4 feet to a point in the line of property of Grantors and Durham; thence with the line of Durham property N. 42-30 E. 160 feet; thence continuing along the line of Durham property N. 41-30 E. 700 feet, more or less, to a point at the joint corner of property of North Greenville Junior College; thence running along the line of property of North Greenville Junior College as follows: N. 15-45 W. 262.2 feet to a joint; Due N. 265 feet to a point; N. 21-30 E. 310 feet to a point; thence N. 32-30 E. 100 feet to a point; thence continuing with the line of property of North Greenville Junior College N. 48-40 W. 2383 feet to an old iron pin at the beginning corner; Grantee, his heirs and assigns, is granted an easement across adjoining property of Grantors for purposes of ingress and egress until such time as Grantee obtains another means of ingress and egress to said property.

This conveyance is subject to all easements and rights of way of record which may constitute liens or encumbrances upon the property, including easement granted by W. K. Gill and Virginia H. Gill to South Tyger River Watershed Conservation District of Tigerville, recorded May 16, 1967 in the R.M.C. Office for Greenville County, S.C. in Deed Book 819, Page 591 providing for the permanent storage and temporary detention, either or both, of any waters that are impounded, stored or detained, and for the maintenance and inspection of areas to be flooded by floodwater retarding structure to be constructed, the area to be subject to said easement being shown on plat recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book PPP, Page 507.

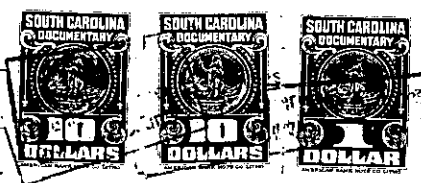
This is the same property conveyed to the Grantor herein by Deed of W. K. Gill and Virginia H.

Gill dated March 7, 1968, and recorded in the R.M.C. Office for Greenville in Deed Book at Page together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and assigns against the grantor(s) and the grantor(s)'s heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 31st day of August 1971.

SIGNED, sealed and delivered in the presence of:

M. L. Knight T. Walter Brashier



Handwritten signature of Dan E. Bruce (SEAL), Greenville County Stamps (SEAL), and Notary Seal (SEAL).

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 31st day of August 1971.

M. L. Knight (SEAL) Notary Public for South Carolina. My commission expires 12-16-79.

Handwritten signature of T. Walter Brashier.



STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 3rd day of August 1971. M. L. Knight (SEAL) Notary Public for South Carolina. My commission expires 12-16-79. RECORDED this 10th day of September 1971, at 12:15 P. M., No. 8012

Handwritten signature of Mary M. Bruce.