

GREENVILLE CO S C

THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 7 2 47 PM '71
OLLIE FARNSWORTH
R.M.C.



Greenville County
Stamps
Paid \$ 17.05
Act No. 380 Sec. 1

KNOW ALL MEN BY THESE PRESENTS That

Cooper & Gibbes Real Estate, Inc.

in the State aforesaid, in consideration of the sum of Fifteen Thousand Two Hundred Fifty and No/100 (\$15,250.00) Dollars and assumption of mortgage set out below to us in hand paid at and before the sealing of these presents by Henry C. Harding Builders, Inc.

(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 Henry C. Harding Builders, Inc., Its Successors and Assigns Forever

all that piece, parcel or lot of land in _____ Township, Greenville

County, State of South Carolina being shown as 12.42 acres, more or less, located within the city limits of Simpsonville as shown on a plat entitled "Bozeman Estate at Simpsonville" prepared by John E. Woods, RLS #3980 on April 29, 1971, of record in the Office of the RMC for Greenville County in Plat Book 4J, Page 47 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northern side of Georgia Road, at the intersection of Georgia Road and Goodwin Road, which pin is located in the center of Goodwin Road, and running thence down the center of Goodwin Road S. 70-30 E. 308.3 feet to an iron pin in the center of Goodwin Road at the corner of W. E. Cook property; running thence down the joint line of subject property and Cook property, S. 20-15 W. 1219.9 feet to an iron pin; running thence N. 25-56 W. 769.6 feet to an iron pin; running thence N. 17-21 W. 36 feet to an iron pin; running thence N. 8-18 W. 154.4 feet to an iron pin; running thence N. 7-46 W. 578.6 feet to an iron pin on the Northern side of Georgia Road; running thence down the Northern side of Georgia Road, the following courses and distances, to wit: N. 85-02 E. 91.1 feet; N. 86-13 E. 159.1 feet; N. 85-45 E. 147 feet; and N. 84-22 E. 149.6 feet to the beginning corner.

This conveyance is made subject to all easements, restrictions and rights-of-way which may affect the property hereinabove described, and specifically excluded from the above conveyance is that portion of this property located within the rights-of-way of Georgia Road and Goodwin Road.

This being the same property less 1.59 acres located on the Northern side of Georgia Road conveyed to me by deed of record in the Office of the RMC for Greenville County in Deed Book 916, Page 216, with it being our intention by this deed to convey all property conveyed to us by the aforesaid deed located on the Southern side of the Georgia Road and Goodwin Road.

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