

right of way of Duvall Drive (formerly Douglas Road); thence following the right of way of Duvall Drive (formerly Douglas Road), the following course and distance: South 72 degrees 13 minutes West a distance of 36 feet to a point; running thence South 74 degrees 56 minutes West a distance of 265.9 feet to a point; running thence South 66 degrees 06 minutes West a distance of 216.5 feet to a point; running thence South 60 degrees 50 minutes West a distance of 337.6 feet to a point; running thence South 52 degrees 50 minutes West a distance of 225 feet to a point; running thence South 37 degrees 10 minutes East a distance of 7 feet to a point; running thence South 47 degrees 08 minutes West a distance of 22.7 feet to a point; running thence South 52 degrees 20 minutes West a distance of 245 feet to a point on the Southeast edge of the right of way of Duvall Drive (formerly Douglas Road) at corner of property now or formerly of Ward B. Hines; thence along said Hines property line, South 36 degrees 07 minutes West a distance of 154.4 feet to the BEGINNING corner.

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned, unto the Grantees and the Grantee's heirs, successors and assigns forever.

The before mentioned premises as conveyed subject to the rights of Walter S. Griffin and Sallie Clark Huguenin by virtue of that certain purchase money mortgage dated October 27, 1971, recorded in Book 1211, beginning at page 386 in the Office of the ^{Mesne Conveyance} ~~CLERK OF COURTS~~ for Greenville County, South Carolina, and given to secure a purchase money indebtedness in the original principal sum of \$123,750.00. Grantees by the acceptance of this deed agree to and do assume all of Grantor's obligations under said mortgage and note and agree to perform such obligations as and when same become due.

And Grantor does hereby bind itself and its successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantees, their heirs, successors and assigns against itself and its successors and assigns and all other persons whomsoever lawfully claiming, or to claim the same, or any part thereof; except for 1972 ad valorem taxes and the above mentioned mortgage.

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