

HORTON, DRAWDY, MARCHBANKS, ASHMORE, GREENVILLE CO. S.C. P.A. 307 PETTIGRU STREET, GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
DONNIE S. TANKERSLEY
R.M.C.

FILED
AUG 1 12 22 PM '74

KNOW ALL MEN BY THESE PRESENTS, that I, J. Wallace Smith,

in consideration of Sixty-Two Thousand Five Hundred and 00/100 (\$62,500.00)-----Dollars
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain,
sell and release unto Warren H. Van Riper, his heirs and assigns, forever:

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, in the City of Greer, located on the eastern side of North Main Street (formerly Mostella Road), and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of property now or formerly owned by Miss Sallie Wilson and running thence S. 82-20 E. 200 feet to an iron pin; thence N. 8-45 W. 80 feet to an iron pin; thence N. 82-20 W. 200 feet to an iron pin on the eastern bank of North Main Street; thence S. 8-45 E. 80 feet to the beginning corner, and containing 0.36 acre, more or less.

ALSO, all that piece, parcel or strip adjoining the above lot on the eastern side of North Main Street, and located along the northern side of the above lot, having the following metes and bounds description:

BEGINNING at a point on the eastern side of North Main Street and running thence S. 83-00 E. 200 feet along the above lot; thence N. 8-45 W. 4 feet; thence N. 83-00 W. 200 feet to a point on North Main Street; thence S. 8-45 E. 4 feet to the beginning corner.

LESS, HOWEVER, AND EXCEPT all that portion of the within property which may have been acquired by the South Carolina State Highway Department through condemnation proceedings.

The within property is the same property conveyed to the Grantor herein by deed of Thelma Harley Duncan and The Citizens and Southern National Bank of South Carolina, as Executors under the Will of Heyward E. Duncan, dated August 29, 1967, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 827 at Page 205.

This property is conveyed subject to any and all restrictions, rights of way, easements and zoning ordinances, if any, which are of public record.

The grantee assumes and agrees to pay Greenville County property taxes for the tax year 1974 and subsequent years.



Greenville County
6875
Sec. 1

BOOK

100-0-000