

GREENVILLE CO. S. C.

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via 1007 pag 314

State of South Carolina,

Greenville County

BONNIE S. TANKERSLEY  
R.H.C.

For True Consideration See Affidavit

Book 39 Page 332

Know all Men by these presents, That MARTIN K. EBY CONSTRUCTION CO., INC., a  
Kansas corporation,

in the State aforesaid,

in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable  
consideration - - - - - ~~XXXXXX~~  
to it paid by METROPOLITAN LIFE INSURANCE COMPANY, a New York corporation,

in the State aforesaid, 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 METROPOLITAN LIFE INSURANCE  
COMPANY, its successors and assigns forever:

All that certain tract or parcel of land containing 23.295 acres, more or less, lying  
near the City of Greenville, Greenville County, South Carolina; and bounded, by natural  
boundaries and/or lands owned by and/or in possession of persons as follows: On the  
north and east by Threatt-Maxwell-Halter, on the south by Pelham Road (S. C. Road No.  
492), and on the west by Old Boiling Springs Road and Threatt-Maxwell-Halter; said  
tract of land being more particularly described by courses and distances according to  
a survey by Piedmont Engineers, Architects & Planners, dated May 21, 1973, as shown  
on that plat entitled "Survey for Schaefer B. Kendrick" as follows:

BEGINNING at a nail and cap at the intersection of the center line of Old Boiling Springs  
Road and the northern right-of-way line of said Pelham Road and runs thence with the cen-  
ter line of Old Boiling Springs Road N 6 degrees 47 minutes W 517.1 feet to a nail and  
cap; thence N 83 degrees 13 minutes E 25.0 feet to a concrete monument in the eastern  
right-of-way line of Old Boiling Springs Road; thence the following four calls with the  
boundaries of Threatt-Maxwell-Halter: (1) N 8 degrees 38 minutes W 414.0 feet to a con-  
crete monument, (2) N 0 degrees 09 minutes E 52.0 feet to a concrete monument, (3) N 72  
degrees 53 minutes E 971.15 feet to a concrete monument, and (4) S 02 degrees 44 minutes  
E 1159.38 feet to a concrete monument in the northern right-of-way line of Pelham Road,  
said concrete monument being the southeastern corner of said 23.295 acre tracts; thence  
as the northern right-of-way line of Pelham Road the following nine calls: (1) S 77  
degrees 05 minutes W 57.0 feet to an iron pin, (2) S 74 degrees 19 minutes W 222.4 feet  
to an iron pin, (3) S 76 degrees 49 minutes W 99.0 feet to an iron pin, (4) S 80 degrees  
57 minutes W 96.6 feet to an iron pin, (5) S 86 degrees 07 minutes W 158.3 feet to a con-  
crete monument, (6) S 01 degrees 48 minutes E 7.0 feet to a concrete monument, (7) N 88  
degrees 04 minutes W 119.9 feet to an iron pin, (8) N 82 degrees 59 minutes W 121.5 feet  
to a concrete monument at the intersection of the eastern right-of-way line of Old Boil-  
ing Springs Road, and (9) N 82 degrees 59 minutes W 25.7 feet to the beginning nail and  
cap, together with an easement for ingress and egress created by that certain agreement  
between Martin K. Eby Construction Co., Inc. and Rocky Creek Realty Company, a Partner-  
ship, entered into on August 27, 1973, and recorded in the RMC Office for Greenville  
County, S. C., in Deed Book 982, page 562, being described as follows: BEGINNING at a  
concrete monument on the northerly side of Pelham Road (S. C. Road No. 492), joint cor-  
ner of property of Martin K. Eby Construction Co., Inc. and Rocky Creek Realty Company,  
a Partnership, and running thence along the common line of the two parcels of land N  
2-44 W 1159.38 feet to a concrete monument, said easement being 25 feet on each side of  
said common boundary for a total width of 50 feet.

(Cont.)

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