

GREENVILLE CO. S.C.

BOOK 1009 PAGE 495

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
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CLERK OF COURTS
GREENVILLE, S.C.

KNOW ALL MEN BY THESE PRESENTS, that I. L. S. Green,

in consideration of One dollar, love, and affection,

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the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Ella Mae Green, her heirs and assigns forever, all my undivided right, title and interest in and to the following described real estate:

All that certain piece, parcel or lot of land situate, lying and being in Austin Township, Greenville County, State of South Carolina, near the Town of Mauldin and containing .61 acres, more or less, and being on the South side of Sunrise Drive and having, according to Plat of Hendrix and Reid made by C. O. Riddle May 14, 1953, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book DD, Page 125, the following metes and bounds, to-wit:

BEGINNING at a point on the Southern side of Sunrise Drive at the Northeastern corner of lot heretofore conveyed by John Julian Whitt to James R. Hendrix and running thence along said Hendrix line S. 24-06 E., 201.5 feet to an iron pin; thence N. 60-31 E., 162 feet to an iron pin; thence N. 24-06 W., 131.4 feet to an iron pin on the Southern side of Sunrise Drive; thence with the Southern side of Sunrise Drive, S. 84-46 W., 170.5 feet to the point and place of beginning.

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The above described property is the same property conveyed to the grantor and grantee herein by deed of Thelma S. Davidson dated April 14, 1972 and recorded in the RMC Office for Greenville County in Deed Book 941 at Page 596.

ALSO, All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being situate on the West side of Old Augusta Road in the City of Greenville, in Greenville County, South Carolina designated as Lot No. 200 on plat of Augusta Road Ranches, made by Dalton & Neves, Engineers, April, 1942, recorded in the RMC Office for Greenville County in Plat Book "M", page 47, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Old Augusta Road at the joint front corner of Lots 200 and 201 and runs thence along the line of Lot 201, S. 89-47 W. 224.1 feet to iron pin; thence N. 0-13 W. 56 feet to iron pin on the South side of Beck Avenue; thence along Beck Avenue, N. 89-47 E. 197.5 feet to an iron pin; thence with the curve of Beck Avenue and Old Augusta Road (the chord being S. 46-05 E., 35.8 feet) to an iron pin on the West side of Old Augusta Road; thence along the West side of Old Augusta Road, S. 1-58 E. 31 feet to the beginning corner.

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The above described property is the same property conveyed to the grantor herein by deed of Robert A. Bailey dated August 15, 1967 and recorded in the RMC Office for Greenville County in Deed Book 827 at Page 22.

This conveyance is subject to restrictions, set back lines, roadways, easements, rights of way and conditions which are a matter of record and actually existing on the ground affecting the within described property.

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

The grantee assumes and agrees to pay the balance of any outstanding mortgages, if any, on the above parcels or property.

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