

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that BLAKE P. GARRETT, SR., BLAKE P. GARRETT, JR., MASON Y. GARRETT, PETER T. GARRETT, JAMES B. GARRETT, DAVID H. GARRETT, DAVID T. GARRETT, STEWART H. GARRETT, MARY G. McDANNALD, W. GORDON GARRETT, and PRESTON E. GARRETT,

in consideration of One (1.00) and creation of a Trust----- BANK the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto BLAKE P. GARRETT, JR., as Trustee, his successors and assigns, forever:

ALL that triangular shape tract or parcel of land containing 9.06 acres, more or less, in the Town of Simpsonville, in Greenville County, State of South Carolina, situate, lying and being on the East side of Fairview Road, (Neely Ferry Road) and on the West side of the Old Laurens Road (S. C. Highway No. 14), which property is shown on a plat of the PROPERTY OF U. S. REGISTER CO., dated January 24, 1967, prepared by Piedmont Engineers and Architects, recorded in the RMC Office for Greenville County, S. C., in Plat Book VVV, page 143, having such courses, distances, metes and bounds as shown thereon and being further described as follows: BEGINNING at a point in the center of said Fairview Road where property now or formerly owned by Pearle R. Daniel corners with property now or formerly of Simpsonville Feed Mill; thence running S. 47-45 E., 412.45 feet to a point; thence running S. 38-51 E., 312.1 feet to a point; thence S. 38-51 E., 216.3 feet to a point in the center of Old Laurens Road; thence with center of said road, S. 32-20 E., 187.75 feet to a point; thence S. 37-07 E., 96.8 feet to a point in the center of said road; thence S. 75-50 W., 637.1 feet to a point in the center of Fairview Road; thence N. 14-10 W., along the center of said road, 862.75 feet to a point; thence N. 7-01 W., 91.58 feet to a point; thence N. 7-08 E., 67.6 feet; thence N. 23-11 E., 93.85 feet to the point of beginning.

ALSO:

ALL that adjoining certain piece, parcel or tract of land containing 4.19 acres, in the Town of Simpsonville, Greenville County, State of South Carolina, situate, lying and being on the east side of Fairview Road (formerly Neely Ferry Road) and on the west side of the old Laurens Road (S.C. Highway No. 14), which property is shown as a parcel of 4.19 acres on plat of property of the United States Register Co., by C. O. Riddle, R.L.S., dated October 13, 1972, recorded in Deed Book 960, at page 149, RMC Office for Greenville County, S.C., same having such shape, courses, metes and bounds as shown and delineated thereon, and more particularly described as follows: COMMENCING at an iron pin on the southern side of the Old Laurens Road where the property hereby conveyed corners with property now or formerly owned by Janie D. DeTreville, thence running S. 13-45 W., 51.2 feet; thence S. 0-55 W., 51.2 feet; thence S. 5-30 E., 60 feet; thence S. 7-5 W., 65.7 feet; thence S. 32-15 W., 65.7 feet; thence S. 44-50 W., 338.4 feet; thence S. 52-47 W., 39.5 feet; thence S. 68-43 W., 39.5 feet; thence N. 53-19 W., 32.1 feet; thence along frontage road, N. 7-44 W., 56 feet; thence N. 23-36 W., 50 feet; thence N. 49-54 W., 50 feet; thence N. 71-27 W., 46.1 feet to an iron pin; thence N. 12-34 W., 135.6 feet to an iron pin; thence S. 74-22 W., 12.6 feet to an iron pin; thence N. 14-12 W., 124.5 feet to an iron pin; thence N. 75-50 E., 582.8 feet to the point of beginning.

ALSO:

An easement or right of way for the installation and maintenance of a spur railroad track for ingress and egress to and from the above described 4.19 acre tract by railroad over, on and along a strip of land thirty (30) feet in width, extending from the center line of the Seaboard Coast Line Railroad to the said 4.19 acre tract, the center of which thirty foot right of way crosses a road at a point on the southern side of said strip one hundred (100) feet from the center line of the railroad, as measured along the southern side of said strip, all as shown and delineated on the above mentioned plat, recorded in the RMC Office for said county and state in Deed Book 960, page 149, incorporated herein by reference, which easement is conveyed subject to the reservations and stipulations set forth in deed from Janie D. DeTreville to United States Register Company, recorded in Deed Book 960, at page 145, RMC Office for Greenville County, S. C.

The above described property is the same conveyed to the Grantors by deed of United States Register Company, dated October 15th, 1974 and recorded on November 1st, 1974 in the RMC Office for Greenville County, S. C., in Deed Book 1009, page 642, and is hereby conveyed subject to easements and rights of way of record and subject to restrictive covenants as contained in deeds recorded in the RMC Office for Greenville County, S.C., in Deed Book 834, page 339, and in Deed Book 960, page 145.

Blake P. Garrett, Jr. has taken legal title to the above described property as Trustee for the above named Grantors subject to the terms and conditions of that certain Trust Agreement between the Grantors herein and the Grantee, as Trustee, dated November 2nd, 1974, incorporated

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