

SPECIAL WARRANTY DEED

Vol 1014 p. 893

THIS INDENTURE made and entered into this 31 day of January, 1975 between Thomas S. Kleppe, as Administrator of Small Business Administration, and Small Business Administration, an Agency of the United States of America, having a District Office at 1801 Assembly Street, Columbia, South Carolina 29201, party of the first part, and L. H. Tankersley; party of the second part;

W I T N E S S E T H

That the said part of the first part, for and in consideration of the sum of Sixty-Three Thousand Seven Hundred Seventy-Nine and No Hundreths Dollars (\$63,779.00) to it in hand paid by L. H. Tankersley, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following land, to-wit:

ALL that certain piece, parcel, or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, on the southeastern side of U. S. Super Highway No. 29, being known and designated as the eastern portion of Lot No. 2, all of Lot No. 3 and the western portion of Lot No. 4 on plat of property of Talmer Cordell recorded in Plat Book AA at Page 33, of the RMC Office for Greenville County, and when described as a whole, has the following metes and bounds, courses and distances, to wit:

BEGINNING at an iron pin on the southeast side of Super Highway U. S. 29 in the front line of Lot No. 2, which pin is 20 feet southwest from the front joint corner of Lots Nos. 2 and 3; thence through Lot No. 2, S. 47-0 E. 280 feet to an iron pin on the northwest side of Pitts Street; which pin is 20 feet southwest from the rear joint corner of Lots Nos. 2 and 3; thence with the northwest side of Pitts Street, N. 43-0 E. 155 feet to an iron pin in the rear line of Lot No. 4, which pin is 55 feet southwest from the rear joint corner of Lots Nos. 4 and 5; thence through Lot No. 4, N. 47-9 W. 280 feet to an iron pin on the southeast side of U. S. Super Highway No. 29, which pin is 55 feet southwest from the joint front corner of Lots Nos. 4 and 5; thence with the southeast side of said U. S. Super Highway No. 29, S. 43-0 W. 155 feet to the point of beginning;

ALSO: ALL that piece, parcel or lot of land in Chick Springs Township, County of Greenville, State of South Carolina, on the southeasterly side of U. S. Super Highway No. 29 being known and designated as the eastern portion of Lot No. 4, and all of Lot No. 5 on plat of property of Talmer Cordell, recorded in the RMC Office for Greenville County in Plat Book AA, Page 33, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeasterly side of U. S. Super Highway No. 29 at the joint front corner of Lots Nos. 5 and 6, and running thence with the joint line of said lots, S. 47 E. 300 feet to an iron pin on the northwest side of Pitts Street; thence with the northwest side of Pitts Street, S. 43 W. 155 feet to an iron pin in the rear line of Lot No. 4; thence with a new line through Lot No. 4, N. 47 W. 280 feet to an iron pin on the southeastern side of said U. S. Highway No. 29; thence with the southeastern side of U. S. Highway No. 29, N. 43 E. 80.2 feet to an iron pin in line of Lot No. 5; thence N. 47 W. 20 feet to an iron pin; thence continuing with the southeastern side of U. S. Highway No. 29, N. 43 E. 74.8 feet to the point of beginning.

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