

HORTON, DRAWDY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.A. 307 PETTIGRU STREET, GREENVILLE, S.C. 29603

JUN 26 10 21 AM '75

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

BONNIE S. TANKERSLEY  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that , I, R. Franklin Smith,

in consideration of Sixteen Thousand Two Hundred Ninety-Two and 50/100ths Dollars  
(\$16,292.50)  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Harold C. and Edna B. Griffith, their heirs and assigns forever:

All that certain piece, parcel or tract of land located lying and being in Greenville County, South Carolina, in Butler Township located approximately one mile northwest from Cross Roads Church on the eastern side of Anderson Ridge Road shown on a plat of Property of Harold C. and Edna B. Griffith dated June, 1975, prepared by C. F. Webb, R.L.S., said plat being recorded in the RMC Office for Greenville County in Plat Book 51a at Page 16, and having, according to said plat, the following metes and bounds, to-wit:

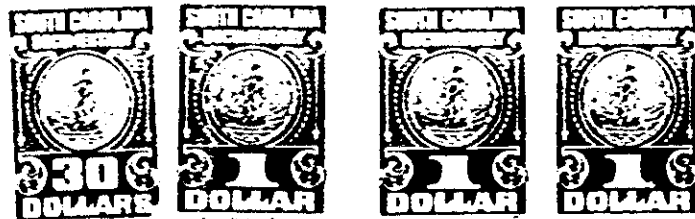
BEGINNING at an iron pin in Anderson Ridge Road at the joint corner of other property of grantor herein and running thence along said road N. 51-34 W. 375 feet to a nail and cap; thence, N. 55-26 E. 450.6 feet to an old iron pin; thence N. 52-46 E. 304.5 feet to an old iron pin; thence N. 54-51 E. 274.4 feet to an old iron pin; thence N. 15-11 E. 268.7 feet to a point in Circle Road; thence N. 64-10 E. 66.3 feet to an iron pin in Circle Road; thence S. 15-11 W. 265 feet to an old iron pin; thence S. 42-21 E. 375 feet to an iron pin; thence S. 55-38 W. 1,038.66 feet to the point of beginning.

The Grantor herein specifically reserves to himself, his heirs, executors and assigns, a permanent easement and right of way fifty (50) feet in width for ingress and egress to other lands of the grantor over and across the fifty (50) foot rear portion of the property herein conveyed to the grantees, said easement and right of way for ingress and egress to be hereby reserved also in and across that 66.3 foot strip of property from the property herein conveyed to Circle Road as shown on the plat hereinabove referred to. This easement and right of way so reserved shall be a covenant running with the land.

*-207- 531.1-1-29.2 -> 9.31  
Out of 531.1-1-29*

This property is subject to easements, covenants, conditions, restrictions and rights-of-way which are a matter of record and actually existing on the ground affecting the above-described property.

This is a portion of the property conveyed to the grantor herein by deed of Lillie S. Smith dated October 27, 1939, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 216 at Page 209.



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