

STATE OF SOUTH CAROLINA }
✓ COUNTY OF GREENVILLE }

SEP 11 10 33 AM '75
GREENVILLE COUNTY CLERK
R.M.C.

VOL 1024 PAGE 63

KNOW ALL MEN BY THESE PRESENTS, that TOMMY S. OAKLEY

in consideration of EIGHT THOUSAND AND 00/100 (\$8,000.00) Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Venture Development, a South Carolina Partnership consisting of Harry H. Payne, III, and Joseph C. Hooper, its successors and assigns, all my undivided interest in:

All that piece, parcel or lot of land, with all improvements thereon, lying and being on the south side of Rutherford Road, near the town of Taylors, County of Greenville, State of South Carolina, being a portion of the property shown on a plat of the property of Brent Corporation, prepared by Campbell and Clarkson Surveyors, Inc., recorded in the R.M.C. Office of Greenville County in Plat Book 4T at Page 73, consisting of approximately 4.19 acres net of rights-of-way, and having the following metes and bounds, to-wit:

BEGINNING at a point located on the southeastern side of the right-of-way of Rutherford Road; thence along said southeastern side of said right-of-way N. 63-08 E. 141.5 feet to a point; thence N. 71-49 E. 76.02 feet to a point; thence N. 80-10 E. 112.3 feet to a point; thence N. 87-33 E. 70.0 feet to a point; thence S. 86-47 E. 54.7 feet to a point; thence S. 83-17 E. 45.6 feet to a point; thence S. 78-05 E. 56.2 feet to a point; thence S. 75-54 E. 691.02 feet to a point; thence turning and leaving said right-of-way and proceeding S. 3-28 W. 70.0 feet to a point located on the northern side of the right-of-way of the P & N Railroad; thence S. 3-28 W. 57.5 feet to a point in the center of said P & N Railroad; thence along the center of said railroad N. 86-33 W. 1205.8 feet to a point; thence N. 3-27 E. 57.5 feet to a point on the northern side of said railroad right-of-way; thence N. 3-27 E. 75.6 feet to the point of BEGINNING.

This property is conveyed subject to the right-of-way of the P & N Railroad, which traverses the southern boundary of said tract. This conveyance is also made subject to any other easements, rights-of-way or other encumbrances of record or visible on the premises.

The above property was conveyed to the Grantor herein by deed dated September 18, 1973, and recorded in the R.M.C. Office of Greenville County in Deed Book 984 at Page 282.

LESS that tract of property conveyed by Venture Development to W. F. Shivers, Sr., and recorded in Deed Book 1010 at Page 359, and being more particularly described as follows:

CONTINUED ON ATTACHED SHEET

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 6th day of SEPT. 19 75

SIGNED, sealed and delivered in the presence of:

Stanford J. Lee
Teena B. McDonald

Tommy S. Oakley (SEAL)
TOMMY S. OAKLEY



STATE OF ~~SOUTH CAROLINA~~ GEORGIA
COUNTY OF CLAYTON

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 8th day of SEPT. 1975

R.K. Bartlett (SEAL)
Notary Public for ~~SOUTH CAROLINA~~ GEORGIA at Large
My commission expires ~~My Commission Expires Feb. 7, 1976~~

Stanford J. Lee
Witness

STATE OF ~~SOUTH CAROLINA~~ GEORGIA
COUNTY OF CLAYTON

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 8th day of SEPT 19 75

R.K. Bartlett (SEAL)
Notary Public for ~~SOUTH CAROLINA~~ GEORGIA
My commission expires ~~My Commission Expires Feb. 7, 1976~~

Sandra L. Oakley
Wife

RECORDED this _____ day of _____ 19____ at 10:33 A. M., No. _____

4328 RV-2