

NOW, Therefore, Know all men by these Presents, that I, FRANK P. McGOWAN, JR., as Master, in and for the County of Greenville, aforesaid, in consideration of the sum of

Ten Thousand and no/100 (\$10,000.00) Dollars,

to me paid by the said Christine S. Edsall

the receipt whereof is hereby acknowledged, HAVE GRANTED, bargained, sold and released, and by these Presents DO GRANT, bargain, sell and release unto the said Christine S. Edsall:

ALL that certain tract of land containing 15 acres, more or less, in Bates Township, County of Greenville, State of South Carolina, located on the west side of U. S. Highway 276, Geer Highway, and being a portion of the property shown on plat of Emma P. West Estate recorded in Plat Book FF at Pages 74 and 75 recorded in the Greenville County RMC Office and having the following metes and bounds:

BEGINNING at an iron pin at the corner of property formerly of Bates, now of Henson, and in the center of U. S. Highway 276 and running thence N. 82-05 W. 628.5 feet to an iron pin; thence S. 47-13 W. 378.1 feet to an iron pin; thence S. 46-23 W. 286.8 feet to an iron pin; thence S. 48-23 W. 248.3 feet to an iron pin at or near a branch; thence S. 49 E. 15 feet to an iron pin; thence N. 76-55 E. 21.5 feet to an iron pin; thence S. 49 E. 179.5 feet to an iron pin; thence S. 42-37 E. 158 feet to an iron pin; thence S. 46-26 E. 180 feet, more or less, to a point in the center of Highway S. 131 referred to as Tugaloo Road; thence with the said road as the same has been changed to its present location; N. 68-52 E. 340 feet; N. 67 E. 200 feet; and N. 62-15 E. 500 feet to a point in the center of U. S. Highway 276 (Geer Highway); thence with the center of Geer Highway N. 88.9 feet and N. 2-58 E. 382.9 feet to the point of beginning.

ALSO a small tract adjoining the south and southwestern boundary of the above described tract and having the following description:

BEGINNING at a point in the center of Highway S. 131 at the southernmost corner of the above described tract and running thence N. 46-26 W. 180 feet to a stake by a fence; thence N. 42-37 W. 158 feet to a stake by the fence; thence N. 49 W. 179.5 feet to a stake; thence N. 76-55 E. 207 feet; thence S. 49 E. 179.5 feet to an iron pin; thence S. 42-37 E. 158 feet to an iron pin; thence S. 46-27 E. 180 feet to a point in the center of Highway S. 131; thence with said Highway S. 131 S. 68-52 W. 210 feet to the beginning corner.

Tract No. 1 above described in deed recorded in Greenville County RMC Office in Deed Book 805 at Page 549 and the second tract is described in deed recorded in the Greenville County RMC Office in Deed Book 831 at Page 480.

The above described property was sold upon the condition that the purchaser assume and agree to pay the balance due on those two mortgages held by Travelers Rest Federal Savings & Loan Association, the first being recorded in Mortgage Book 1040 at Page 22 in the original amount of \$28,000.00 dated September 9, 1966 and the second mortgage being recorded in Mortgage Book 1256 at Page 219 in the original amount of \$22,000.00 dated November 6, 1972 with a total due on the two mortgages in the amount of \$46,371.11.