

State of South Carolina GREENVILLE COUNTY TITLE TO REAL ESTATE Know All Men by These Presents:

The Henry R. McCauley, Jr. hereafter referred to as Grantor, in consideration of the sum of Fourteen Thousand and No/100 (\$14,000.00) DOLLARS, paid to Grantor by Charles B. Stratton or Eva P. Stratton as joint tenants with right of survivorship hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, their heirs and assigns, forever:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, near Engel Drive, as shown on a plat entitled "Property of Henry R. McCauley, Jr.", prepared by Freeland & Associates, dated May 24, 1973, and having, according to said plat, the following metes and bounds:

BEGINNING at a point in the center of the right-of-way of G & K Railroad (also referred to as the G & N Railroad), which point lies approximately 811.4 feet south of the intersection of said railroad with Duncan Chapel Road; running thence N 76-31 W, 421.7 feet to an iron pin; thence S 4-28 W, 699.3 feet to an iron pin; thence S 9-47 W, 631.3 feet to an iron pin; thence S 74-30 E, 321.3 feet to a nail and bottle cap located on the center line of the aforesaid railroad right-of-way; thence with said center line of said right-of-way as the boundary N 20-00 E, 334.9 feet to an iron pin placed on said center line; thence N 81-49 E, 127.3 feet to an iron pin on the western side of the right-of-way of Engel Drive; thence along said right-of-way N 8-11 W, 227.6 feet to an iron pin at the intersection of said road right-of-way and said railroad right-of-way; thence running through said railroad right-of-way N 8-11 W, 89.5 feet to an iron pin in the center of said railroad right-of-way; thence along the center line of said railroad right-of-way, said center line being the boundary, N 5-52 E, 663.9 feet to an iron pin, the point of beginning.

This conveyance is made subject to the easement or right-of-way owned by said G & K (G & N) Railway Company traversing the property.

Derivation: Deed from Mary D. Owings and D. R. Evins recorded January 28, 1972, in Deed Book 961, p.391.

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TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 2nd day of February, 1977.

Signed, Sealed and Delivered in the Presence of Henry R. McCauley, Jr. (Seal) (Seal) (Seal) (Seal)

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 2nd day of February, 1977. Notary Public for South Carolina My Commission expires January 1, 1978.

RENEWAL OF DOWER SOUTH CAROLINA COUNTY TAX 15.40

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. Henry R. McCauley, Jr. wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs, Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this 2nd day of February, 1977. Notary Public for South Carolina My Commission expires January 1, 1978.

Recorded this 3rd day of FEB 3 1977 3:26 P. M.

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