

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

STATE OF SOUTH CAROLINA } Grantees' Address: c/o Miami Builders Exchange
COUNTY OF GREENVILLE } Post Office Box 012017
Miami, Florida 33101

KNOW ALL MEN BY THESE PRESENTS, that James C. Blakely, Jr., as Trustee under written Trust Agreement dated September 16, 1974 between C. Vincent Brown, et al -----

in consideration of Seventeen Thousand Five Hundred Seventy-six and No/100 (\$17,576.00)----- 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 Robert T. Spears, Jr. and Leah N. Spears, their heirs and assigns forever:

ALL that piece, parcel or tract of land located, lying and being in the County of Greenville, State of South Carolina near U. S. Highway 276/11 and lying on the southern side of Persimmon Ridge Road, being shown and designated as Tract No. 4 on plat entitled "Property of James C. Blakely, Jr., Trustee", dated April, 1977, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 6C at Page 32, containing 21.97 acres, more or less, (excluding that portion lying within the road right of way), and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the center of Persimmon Ridge Road at the joint front corner of Tracts 2 and 4 and running thence, along the joint line of said tracts, S. 28-43 W., 705.7 feet to an iron pin; thence, along the rear line of Tract 3, N. 66-37 W., 1,551.3 feet to an iron pin in the line of property now or formerly of Russell C. Ashmore, Jr. and Richard A. Ashmore; thence N. 58-49 E., 979 feet to an iron pin in or near the center of Persimmon Ridge Road; thence, running with the center of Persimmon Ridge Road the following courses and distances S. 55-39 E., 100 feet to an iron pin; thence S. 48-59 E., 100 feet to an iron pin, S. 45-30 E., 100 feet to an iron pin, S. 69-18 E., 100 feet to an iron pin, S. 75-31 E., 214.7 feet to an iron pin; S. 68-59 E., 192.3 feet to an iron pin; S. 57-45 E., 165.3 feet to an iron pin and S. 48-44 E., 100 feet to an iron pin at the joint front corner of Tracts 2 and 4, the point and place of beginning.

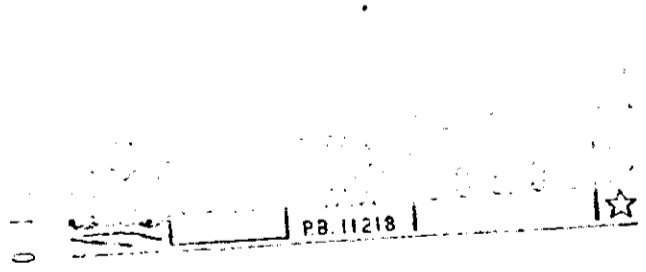
This is a portion of the property conveyed to the Grantor herein by deed of Donald Russell, Jr., recorded October 7, 1974 in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1007 at Page 825 and in the Office of the Clerk of Court for Pickens County, South Carolina on November 12, 1974 in Deed Book 12-W at Page 640 and is hereby conveyed subject to all restrictions, easements, set back lines, roadways, rights of way, if any, affecting the above described property.

The Grantees assume and agree to pay Greenville County property taxes for the year 1977 and all subsequent years.

Handwritten notes:
- 2-10-77
- 1-1-78

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