

THE STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE GREENVILLE CO. S. }

VOL 1050 PAGE 871
GRANTEE'S ADDRESS:

Patricia Armstrong
Route 2, Sunset Court
Fountain Inn, S.C. 29644

KNOW ALL MEN BY THESE PRESENTS That _____

LUCY BELLE G. ARMSTRONG

in the State aforesaid, in consideration of the sum of _____

---ONE & 00/100 (\$1.00) Dollar and division of property----- x Dollars

to _____ me _____ in hand paid at and before the sealing of these presents

by PATRICIA L. ARMSTRONG

(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 PATRICIA L. ARMSTRONG, her heirs and assigns forever:

ALL my right, title, interest and estate in and to the following described property:

all that piece, parcel or lot of land in Dunklin Township, Greenville

County, State of South Carolina, together with the buildings and improvements thereon, and being shown as tract of 70.8 acres (Patricia L. Armstrong) on a plat prepared by J. L. Montgomery, III, R. L. S., dated May 10, 1977, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point in or near the center of Cedar Falls Road, joint corner with property now or formerly of J. L. Armstrong Estate and Hudson, and running thence S. 20-10 E., 109.33 feet to a stone; thence S. 20-54 E., 1236.0 feet to a Twin Oak; thence S. 68-14 E., 833.95 feet to an iron pin near the Sweetwater Road; thence S. 10-04 W., 642.18 feet to a concrete marker; thence S. 30-26 E., 538.78 feet to a concrete marker; thence S. 11-34 W., 656.07 feet to a concrete marker; thence N. 45-28 W., 292.39 feet to an old stone; thence N. 45-29 W., 952.18 feet to an iron pin; thence N. 46-18 W., 401.46 feet to an iron pin; thence N. 12-12 W., 100.2 feet to an iron pin; thence N. 19-35 W., 485.05 feet to a point in or near the center of Sweetwater Road; thence S. 76-26 E., 638.42 feet to a point in or near said Sweetwater Road; thence N. 28-53 W., 1292.35 feet to a point in or near the center of Cedar Falls Road; thence N. 19-00 W., 1190 feet to an iron pin; thence S. 74-56 W., 1495.19 feet to an iron pin; thence N. 19-37 W., 263.46 feet to an iron pin; thence N. 67-53 E., 2142 feet to an iron pin in or near a branch; thence S. 15-16 W., 562.99 feet to an old stone; thence S. 20-10 E., 861 feet to a point in or near the center of Cedar Falls Road, the point of beginning.

This being a portion of the property owned by John Rufus Armstrong (acquired by deeds in Deed Book 303, Page 95; Book 250, Page 297; and Book 369, Page 291), who died intestate January 30, 1964, as shown in Probate Court for Greenville County in Apartment 859, File 9. The within property was inherited by his wife, Lucy Belle G. Armstrong, and his only son, John Lewis Armstrong, equally. Thereafter, the said John Lewis Armstrong died testate on August 13, 1974, devising all of his property to his widow, Patricia L. Armstrong, as shown in Probate Court for Greenville County in Apartment 1352, File 2.

This conveyance is made subject to any restrictions, reservations, zoning ordinances, or easements that may appear of record, on the recorded plat(s), or on the premises.

-5- 578.2-1-10 & 579.2-1-10.1

4328 RV-2

0870