

JOHN M. DILLARD, P.A., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

201073 103

KNOW ALL MEN BY THESE PRESENTS, that ALLEN L. CAUSEY and NANCY CAUSEY KEITH

in consideration of Forty-four Thousand and no/100ths (\$44,000.00) ----- 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

JOHN M. DILLARD, his heirs and assigns, forever:

ALL that piece, parcel or tract of land, situate, lying and being on the northwestern side of Montverde Drive, in Chick Springs Township, Greenville County, South Carolina, on the eastern slope of Paris Mountain, on the branch waters of Buckhorn Creek, being shown and designated as Lot No. 12, containing 2.08 acres, on a plat of MONTVERDE, SECTION 2, made by C. O. Riddle, Surveyor, dated November, 1956, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book KK at page 103, together with a 12.30 acre tract and a .87 acre tract adjoining as shown on an unrecorded complied plat of HALLORAN HEIGHTS, AUDUBON FOREST, SLEEPY HOLLOW, MONTVERDE, MARKLEY ACRES and SINGLETON, SAMON and CAUSEY, made by C. O. Riddle, Surveyor, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northeastern side of Montverde Drive at the common corner of Lots Nos. 11 and 12 of Montverde, Section 2, as shown on a plat recorded in Plat Book KK, page 103, and running thence with the common line of said lots, N. 45-02 E., 137.6 feet to a rock corner (the joint corner of property owned by the W. B. Cox Estate and Broadus Bailey, et al); thence along the line of Broadus Bailey, et al (also known as the "Paris Mountain Yacht Club"), N. 56-41 W., 357 feet to a point in the center line of a branch at the northernmost rear corner of Lot 12, Montverde, Section 2; thence continuing along the line of the Paris Mountain Yacht Club, N. 56-41 W., 458 feet to a point on the line of property now or formerly owned by Arthur C. McCall as shown on a plat appearing of record in Plat Book BB, page 145; thence continuing along McCall's line, S. 34-00 W., 451.5 feet to a point (old chestnut corner) at the southwesternmost corner of the McCall tract as shown on Plat Book BB, page 145; thence continuing along McCall, N. 51-26 W., crossing a branch, 314.3 feet to an iron pin at the common corner of property now or formerly owned by Arthur C. McCall and Edward C. Ligon; thence along the line of property now or formerly owned by Edward C. Ligon (this line being the original General Waddy Thompson tract line), S. 15-30 E., 412 feet to a point; thence continuing along said line, S. 15-30 E., 206 feet to the corner of property now or formerly owned by Myrtle C. Hildebrandt; thence continuing along said line, S. 15-30 E., 614.8 feet crossing a branch to a point in the rear line of Lot No. 12 of Markley Acres, as shown on a plat recorded in Plat Book 000, page 81; thence along the rear line of Lots Nos. 12 and 13 of Markley Acres, N. 45-49 E., 240.5 feet to a point in the center line of a stream on the line of property now or formerly owned by Ervin E. and Electa Jean Hall; thence with said branch as the line and with the line of property now or formerly owned by Hall, the following traverse courses and distances: N. 14-04 E., 219.5 feet to a point, N. 30-39 E., 175.5 feet to a point; N. 42-20 E., 152.4 feet to a point, and N. 1-30 W., 121 feet to a point in the northwesternmost rear line of Lot 12, Montverde, Section 2; thence with the westernmost side line of said Lot 12, S. 74-53 E., 194.8 feet to a point on the northwestern side of the right of way of Montverde Drive; thence with the curve of the northwestern side of Montverde Drive, the following courses and distances: N. 28-51 E., 52.5 feet to a point, N. 56-30 E., 54.9 feet to a point, N. 40-45 E., 50 feet to a point, and S. 77-50 E., 53.1 feet to the point of beginning, said property being shown on the Greenville County tax maps as Lots 2 and 35 of Block 1 on Sheet P34, in Tax District 273.

GCTC
1-1-1
1 FEB 03 79

513

3.0001

Lot 12 of the above described property was conveyed to the Grantor, Allen L. Causey, by deed of Dessie A. Mauk and Ruby K. Mauk recorded in the RMC Office for said county and state in Deed Book 1066, page 546, on October 11, 1977, and the 12.30 acres and .87 acres were conveyed to Allen L. Causey by deed of Charles L. Sanders (in which said property was referred to as 18.02 acres) recorded in the RMC Office for said county and state in Deed Book 769, page 487, on March 22, 1965. The other undivided interest in said property was conveyed to Nancy J. Causey (since through marriage now Nancy Causey Keith) by deed of Luther G. Causey as Trustee, recorded in the RMC Office for Greenville County, S. C., in Deed Book 693, page 158, on February 26, 1962.

The westernmost portion of the above described property, containing approximately 4.95 acres and .87 acres, is the same property conveyed to Henry C. Markley by deed

273 - P34 - 1 - 2 - 35

237

4328 RV-2

1010