

Grantee's mailing address:  
Route # 5, Easley, SC 29640

FILED  
GREENVILLE CO. S. C.

via 1075 PAGE 263

STATE OF SOUTH CAROLINA  
COUNTY OF RICHLAND  
MAY 10 4 01 PM '78  
CONNIE S. TANNERSLEY  
R.M.C.)

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 13<sup>th</sup> day of March 1978  
between Administrator, Small Business Administration, an Agency of the United  
States of America, having a District Office at 1801 Assembly Street, Columbia,  
South Carolina 29201, party of the first part, and Joe B. Keller and C.C. Hice;  
party of the second part;

WITNESSETH

That the said party of the first part, for and in consideration of the  
sum of Seventy Three Thousand One Hundred Fifty and no/100 Dollars (\$73,150.00)  
to it in hand paid by Joe B. Keller and C.C. Hice, the receipt whereof is hereby  
acknowledged, has granted, bargained and sold to the said party of the second  
part, their heirs and assigns forever, the following land, to wit:

ALL that piece, parcel or lot of land situate, lying and being in the  
city of Travelers Rest, county of Greenville, State of South Carolina,  
containing 1.09 acres, more or less, as shown on a plat of Mackson  
Company prepared by W. R. Williams, Jr., R.L.S., dated May 24, 1973, to  
be recorded herewith and having according to said plat, the following  
metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Cooper Street (also  
known as Benson Street) approximately 495 feet, more or less, from  
McElhaney Road and running thence S. 39-07 W. 150 feet to an iron pin;  
thence N. 50-52 W. 195.5 feet across a creek to an iron pin; thence  
along the line of said creek, N. 31-00 E. 100 feet to an iron pin;  
thence continuing along said creek, N. 20-00 E. 207.6 feet to an iron  
pin on the western side of Cooper Street; thence along Cooper Street,  
S. 23-16 E. 313.3 feet to an iron pin, the point of beginning.

This property was sold subject to any property taxes.

This property was sold subject to the 120-day right of redemption of  
the United States of America.

This is the same property conveyed by deed of R. E. Benson and Bess S.  
Benson dated August 16, 1973, to Mackson, a Partnership and recorded in  
the RMC Office, County Courthouse, Greenville, S.C., in Deed Book 982,  
Page 193. (See corrected Deed recorded in the RMC Office in Deed Book  
984, Page 318.)

-366-493-3-5.1

Grantor has derived its title from Master-in-Equity of Greenville County,  
pursuant to a foreclosure action entitled Bank of Travelers Rest v. Mackson, a  
partnership, et al., by Deed recorded in the R.M.C. Office for Greenville County  
in Deed Book 1065 at page 430 on September 26, 1977.

493-3-5.1

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