

NTC

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

GREENVILLE CO

VOL 1050

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Piedmont Sewer, Light and Fire District of Anderson and Greenville Counties -----

In consideration of Ten and No/100 (\$10.00) and other valuable consideration ----- 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 Joe T. Stephens, his heirs and assigns forever:

ALL that certain piece, parcel or tract of land located, lying and being in the County of Greenville, State of South Carolina lying on the southern bank of the Saluda River and being shown and designated as a tract containing 5.27 net acres, more or less, on survey entitled "Property of Piedmont Water and Sewer District" dated December 23, 1976, prepared by Freeland and Associates and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the edge of the right of way of Orr Hill Road and running thence N. 44-19 E., 126 feet; thence N. 50-39 E., 57 feet; thence N. 22-29 W., 70 feet; thence N. 17-04 W., 87 feet; thence N. 32-37 W., 260.9 feet; thence S. 57-08 W., 179 feet to an iron pin in the corner of other property of the Grantee; thence S. 32-52 E., 253.0 feet to an iron pin in the corner of property now or formerly of W. W. Gillipsie; thence N. 57-08 E., 150 feet to an iron pin on the edge of a road; thence, along said road S. 18-20 E., 99.6 feet to an iron pin; thence S. 42-35 W., 74 feet to an iron pin; thence S. 50-56 W., 59 feet to an iron pin in the line of property now or formerly of N. T. Thompson; thence S. 69-48 W., 210 feet to an iron pin; thence S. 33-58 W., 735.8 feet to an iron pin in or on the southern bank of the Saluda River; thence, with the southern bank of Saluda River as the line, the following traverses and distances: N. 69-07 E., 58.3 feet; S. 78-49 E., 50.7 feet; N. 85-13 E., 179.9 feet; N. 81-21 E., 98.9 feet; S. 58-38 E., 86 feet; S. 16-35 E., 132.5 feet; S. 37-39 E., 75.3 feet; S. 38-59 E., 81.9 feet; S. 64-18 E., 28.4 feet; S. 40-06 E., 43.0 feet; S. 75-55 E., 54 feet; S. 52-10 E., 52.3 feet; S. 59-05 E., 80.8 feet; S. 44-43 E., 149.9 feet to an iron pin on or in the southern bank of the Saluda River, at the joint corner of the within tract and property now or formerly of Talmage Cooper; thence S. 60-40 W., 230 feet to an iron pin on the northern edge of the right of way of Orr Hill Road, the point and place of beginning.

This is a portion of the same property conveyed to the Grantor by deed of the City of Greenville, dated November 11, 1969 recorded in the R.M.C. Office for Greenville County in Deed Book 892 at Pages 97 through 100, inclusive.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property.

Heretofore by deed of the Grantor herein dated October 27, 1977 recorded in the R. M. C. office of Greenville County on November 9, 1977 in Deed Book 1068 at Page 201, the Grantor herein purported to convey to the Grantee herein certain property located in the Town of Piedmont. That the within Deed is being given to correct the legal description of the property conveyed so as to conform to the intentions of the parties, it being the intent of the parties that the property described herein shall be substituted for the property described in the previously recorded deed in Volume 1068 at Page 201.

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