

va 1052 no 973

LEATHERWOOD, WALKER, TODD & MANN

c/o Hughes Real Estate, P. O. Box 2567, Greenville, S.C. 29602

STATE OF SOUTH CAROLINA)

QUIT CLAIM DEED

COUNTY OF GREENVILLE)

GREENVILLE CO. S.C.
MAR 12 3 50 PM '78

KNOW ALL MEN BY THESE PRESENTS, that SARA W. GRIFFIN, in consideration of Ten and no/100 (\$10.00) Dollars, to the grantor in hand paid at and before the sealing of these presents by the grantee, the receipt of which is hereby acknowledged, have granted, bargained, sold, quit claimed, released, and by these presents do grant, bargain, sell, quit claim and release unto EASTSIDE DEVELOPMENT, INC., a South Carolina corporation, its successors and assigns forever, all of the grantor's right, title and interest, if any, in and to the following described property:

ALL that certain piece, parcel or tract of land containing 14.041 acres, together with improvements now or hereafter constructed thereon, situate, lying and being in the City of Mauldin, Greenville County, South Carolina, bounded on the east by U.S. Highway No. 276, on the south by Whatley Circle, on the west by other property of Paramount Builders, Inc. and on the north by West Butler Avenue, and having the following metes and bounds, according to plat entitled "Property Under Option to Eastside Development, Inc.," dated April 6, 1978, revised June 22, 1978, by Charles F. Webb, Surveyor.

BEGINNING at the point of intersection of the western right-of-way of U.S. Highway No. 276 with the northern right-of-way of Whatley Circle and running thence with said right-of-way of Whatley Circle, S. 07-46 W. 21.98 feet to a point; thence continuing S. 50-39 W. 778.14 feet to a point; thence continuing S. 47-44 W. 298.85 feet to a point; thence continuing S. 47-44 W. 51.48 feet to an iron pin; thence leaving Whatley Circle and running N. 28-29 W. 771.33 feet to a point on the southern right-of-way of West Butler Avenue; thence with said right-of-way of West Butler Avenue N. 62-18 E. 50 feet to a point; thence continuing N. 62-18 E. 130.51 feet to a point; thence continuing N. 61-17 E. 150.31 feet to a point; thence continuing N. 61-34 E. 554.52 feet to a point; thence leaving West Butler Avenue and running S. 28-26 E. 209.95 feet to a point; thence N. 61-26 E. 50.85 feet to a point; thence N. 62-03 E. 159.85 feet to a point on the western right-of-way of U.S. Highway No. 276; thence with said Highway right-of-way S. 29-49 E. 30 feet to a point; thence leaving said Highway and running S. 62-03 W. 160 feet to a point; thence S. 27-57 E. 20 feet to a point; thence S. 62-03 W. 0.8 feet to a point; thence S. 31-33 E. 50 feet to a point; thence S. 62-03 W. 3.15 feet to a point; thence S. 27-57 E. 50 feet to a point; thence N. 61-58 E. 166.9 feet to a point on the western right-of-way of U.S. Highway No. 276; thence with said Highway right-of-way S. 33-21 E. 87.0 feet to a point; thence continuing S. 35-07 E. 73.85 feet to the point of beginning. This is a portion of the property conveyed to Sara W. Griffin by deed of Susan Whatley Berdin, James F. Whatley, J. P. Whatley and Jesse E. Whatley, recorded September 25, 1934, in deed book 156, page 179. Sara W. Griffin subsequently conveyed all or substantially all of said property in separate conveyances by deed or dedication to Floogle, Inc., Dallas W. Griffin, Sr., Kathleen G. Dickson and the Town of Mauldin. It is the intention of Sara W. Griffin to convey by this deed to Eastside Development, Inc. any right, title and interest which she may continue to have in and to the above described property.

-749-116.2-1-2.3 (NOTE)

116.2-1-2.7

4328 RV-2

9973