

Grantee Address: Charles P. Ballenger To Caine Company 111 Williams St. Greenville 29601

TITLE TO REAL ESTATE—Office of LEATHERWOOD, WALKER, TODD & MANN, Attorneys at Law, Greenville, S. C.

FILED  
SOUTH CAROLINA  
CO. S. C.  
3 27 PM '79

State of South Carolina

Greenville County

CONN. CLERKERSLEY  
R. M. C.

WHEREAS, by Contract for Sale of Real Estate, dated January 3, 1974 and recorded in the R. M. C. Office for Greenville County, in Deed Book 991, Page 853, Mary Mills Hunter Wood and William Francis Hunter agreed to sell and convey to the grantors herein, the within described real estate, and

WHEREAS, on January 3, 1974, the said Mary Mills Hunter Wood and William Francis Hunter did execute their deed conveying the within property to the grantors herein, said deed being held in escrow pending payment in full of the purchase price as provided for in said Contract for Sale of Real Estate, and

WHEREAS, by Assignment of Contract for Sale of Real Estate dated January 21, 1974 the grantors herein did assign their interest in said Contract for Sale of Real Estate, to the grantees herein, and

WHEREAS, the grantors herein execute this deed in order to effectuate said assignment of Contract of Sale of Real Estate, dated January 21, 1974, so as to vest record title of the within described real property as intended by the parties and as is set forth in said assignment of Contract for Sale of Real Estate, NOW THEREFORE

**Know all Men by these presents, That** Walter S. Griffin and Frank B. Halter

in the State aforesaid,

in consideration of the sum of One and No/100-----(\$1.00)-----Dollars

to us paid by Charles P. Ballenger (representing an undivided 7.5% interest in the within described real estate), Walter S. Griffin (representing an undivided 7.5% interest in the within described real estate), Joe A. Ivester (representing an undivided 5% interest in the within described real estate), William S. Ivester (representing an undivided 5% interest in the within described real estate), Paramount Developers, Inc. (representing a 50% undivided interest in the within described real estate), Caine Company (representing an undivided 5% interest in the within described real estate), Ivester Electric Co, (representing an undivided 5% interest in the within described real estate), Ivester Electric Co, (representing an undivided 5% interest in the within described real estate) and First Piedmont Corp., successor trustee to Freeman Mechanical, Inc., Profit Sharing Trust, (representing an undivided 15% interest in the within described real estate) in the State aforesaid, 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 Charles P. Ballenger (representing an undivided 7.5% interest in the within described real estate), Walter S. Griffin (representing an undivided 7.5% interest in the within described real estate), Joe A. Ivester (representing an undivided 5% interest in the within described real estate), William S. Ivester (representing an undivided 5% interest in the within described real estate) Paramount Developers, Inc. (representing a 50% undivided interest in the within described real estate), Caine Company (representing an undivided 5% interest in the within described real estate), Ivester Electric Co., (representing an undivided 5% interest in the within described real estate) and First Piedmont Corp., successor trustee to Freeman Mechanical, Inc., Profit Sharing Trust, (representing an undivided 15% interest in the within described real estate)

(15)-499-259-1-5

ALL that piece, parcel or tract of land located off Woodruff Road, Greenville County, South Carolina, consisting of approximately 22.99 acres, as shown on a plat prepared by Dalton & Neves Co. dated January, 1974, and recorded in the R.M.C. Office for Greenville County in Plat Book 5-F, at Page 5, and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin located on or near the northwestern side of an unimproved road, a distance of approximately 523 feet from the northwestern side of the right-of-way of Woodruff Road; thence along the northwestern boundary of property owned by Caine Realty & Mortgage Co., & Paramount Developers, Inc., S. 76-38 W. 1377.4 feet to an old iron pin located on Laurel Creek; thence running with said creek, the center line of the creek being the boundary line of the property, to a point, the traverse line of said boundary being as follows: N. 11-02 E. 226.5 feet to a point, N. 0-10 E. 180.0 feet to a point, N. 8-25 W. 244.5 feet to a point, N. 20-30 E. 115.0 feet to a point, N. 7-52 E. 449.7 feet to a point, thence turning and leaving the center line of said creek, and proceeding S. 69-16 E. 1076.0 feet, along the southwestern boundaries of a tract owned by W. W. Goldsmith and W. R. Timmons, Jr., and a tract owned by W. J. Goldsmith and W. R. Timmons, Jr., to an iron pin; thence S. 24-12 E. 546.0 feet, along the western boundary of a tract owned by Caine Realty & Mortgage Co., & Paramount Developers, Inc., to the point of beginning.