

in said property) by deed recorded in the RMC Office for Greenville County in Deed Vol. 1025 at Page 198.

The said R. C. Collins, Jr. further conveys all of his right, title and interest, if any, in and to all party walls (including party wall agreements) alleys, easements, appurtenances, personal property located on said property, leases and rental agreements that may affect the above described property unto Bobby Joe Collins and Jack E. Collins, their heirs and assigns forever.

ALSO:

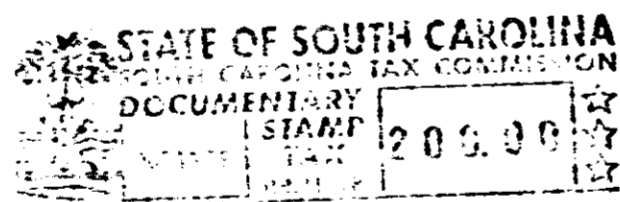
All those, pieces, parcels or lot of land situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville being known and designated as Lot No. 52 and the adjoining 20 feet of Lot 51 of a Subdivision known as Nicholtown Heights (Nicholtown No. 2) as shown on plat thereof being recorded in the RMC Office for Greenville County in Plat Book M at Page 5 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of River Street (Baxter Street), joint front corner of Lots 52 and 53 and running thence with the joint line of said lots S. 51-00 W. 209 feet to a point; thence continuing to the center of Reedy River as the property line, thence following the meanders of the center of Reedy River in a southeasterly direction, a chord distance of 64.7 ft. to a point at the joint rear corner of Lots Nos. 51 and 52; thence continuing with the river in a southeasterly direction approximately 20 ft. to a point in Lot 51; thence with a new line through Lot 51 in a north-easterly direction approximately 180 feet to a point on the southwestern side of River Street; thence with said street N. 50-00 W. 20 feet to an iron pin, joint front corner of Lots 51 and 52; thence continuing with said street N. 50-00 W. 21 feet to an iron pin; thence continuing with said street N. 34-00 W. 19.5 feet to the point of beginning.

(15) 519-201-18-13
Said property is the same or a portion of the same conveyed to R. C. Collins by two deeds, one being recorded in the RMC Office for Greenville County in Deed Vol 757 at Page 452 and the other being recorded in Deed Vol. 456 at Page 77. Subsequently, the said R. C. Collins died testate on August 8, 1970 and willed the grantor herein his undivided one-fourth interest in the property being conveyed as more fully appears in the Will of R. C. Collins filed in the Office of Probate Court for Greenville County in Apartment 1141 at File 19.

This conveyance is made subject to all easements, rights of way, or restrictions appearing of record on the recorded plats or as may be shown on the premises.

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