

BOOK 1117 PAGE 618

TITLE TO REAL ESTATE - GRANT, FANT & MCKAY, P.A. ATTORNEYS AT LAW  
THE STATE OF SOUTH CAROLINA, DECEMBER 15 4 51 PM '79  
COUNTY OF GREENVILLE  
DONALD E. TANKERSLEY  
R.M.C.

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
DOCUMENTARY TAX STAMP  
DEC 15 1979  
119.00

GREENVILLE COUNTY  
030583  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
★ DEC 15 '79  
P.B. 19811  
62.15

0.64

KNOW ALL MEN BY THESE PRESENTS, That Fred F. Carnell

in the State aforesaid, in consideration of the sum of Fifty Six Thousand, Four Hundred  
and Eighty and 00/100-----Dollars

to me in hand paid at and before the sealing of these presents  
by Robert W. Smith and Nannie B. Smith

(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 Robert W. Smith and Nannie B. Smith,  
Their heirs and assigns, forever:

ALL that piece, parcel, or tract of land, including any improvements thereon,  
situate, lying and being in Austin Township, Greenville County, State of  
South Carolina, containing 35.3 acres, more or less, as shown on a survey  
or plat of the property made by Freeland and Associates, Engineers and  
Land Surveyers, dated December 4, 1979, and recorded in the R.M.C. Office  
for Greenville County in Plat Book 7-Q at page 83, and, according to  
said plat having the following metes and bounds:

BEGINNING at an iron pin located on the South side of South Carolina  
Highway No. 417 and at the Northwest corner of the property, thence run-  
ning N. 54-31 E. 174.6 feet to a point; thence running N. 48-37 E. 140.7  
feet to a point; thence running N. 41-35 E. 190.5 feet to an iron pin;  
thence turning and running S. 37-46 E. 647.8 feet to an iron pin; thence,  
turning and running N. 35-13 E. 146.0 feet to an iron pin; thence,  
turning and running S. 37-46 E. 1266.1 feet to an iron pin located 16.1  
feet from the center of the branch; thence, from the iron pin running  
S. 37-46 E. 16.1 feet to the center of the branch; thence along the center  
of the branch, which is the boundry, S. 32-50 W. 195.8 feet to a point;  
thence running S. 49-19 W. 121.4 feet to a point; thence running S. 24-14  
W. 101.7 feet to a point; thence running S. 39-36 W. 170.5 feet to a  
point; thence running S. 53-08 W. 173.4 feet to a point; thence running  
N. 66-46 W. 34.4 feet to a point; thence running S. 52-04 W. 78.2 feet  
to a point; thence running approximately N. 40-56 W. 239.6 feet to a  
point; thence, running approximately N. 27-18 W. 67.1 feet to a point;  
thence, running approximately N. 62-47 W. 223.6 feet to a point; thence  
running approximately N. 28-59 W. 115.5 feet to a point; thence, running  
approximately N. 57-05 W. 85.2 feet to a point; thence, running approximately  
N. 37-03 W. 136.9 feet to a point; thence, running approximately N. 27-33  
W. 365.3 feet to an iron pin located on the North side of the branch;  
thence, running N. 21-04 W. 791.8 feet to an iron pin, the point of  
beginning.

-17-140-559.1-1-8

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,  
including but not limited to a highway right-of-way for Highway No. 417  
and a utility right-of-way to Duke Power Company which is of record in  
the R.M.C. Office for Greenville County in Deed Book 190 at Page 61.

This is a portion of the property conveyed to the Grantor herein by Deed  
of Palmer R. Carnell, recorded in the Greenville County R.M.C. Office in  
Deed Book 566 at Page 50 on the 23rd day of November, 1956.

Box 101  
Route 5  
Simpsonville, S.C. 29687

554.1-1-8

4328 RV-2

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DEC 19 79  
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