

ALL THAT TRACT or parcel of land lying on the North side of U.S. Highway I-85 just West of the Laurens Road on the Southeast side of Duvall Drive (formerly Douglas Road) near the City of Greenville, Greenville, County, South Carolina, containing 3.53 acres according to a survey of the property of T. Frank Huguenin and John T. Douglas made by Dalton & Neves, Engineers, dated December, 1959, and having, according to said survey, the following metes and bounds, to wit:

BOOK 1124 PAGE 710

BEGINNING at an iron pin on the North side of U.S. Highway I-85 at corner of property now or formerly of Ward B. Hines, and running thence along the North edge of the right of way of said highway, the following courses and distances: North 53 degrees 30 minutes East a distance of 213.9 feet to a point; running thence North 57 degrees 20 minutes East a distance of 211.8 feet to a point; running thence North 61 degrees 30 minutes East a distance of 212 feet to a point; running thence North 65 degrees 41 minutes East a distance of 213.8 feet to a point; running thence North 69 degrees 39 minutes East a distance of 206.2 feet to a point; running thence North 71 degrees 46 minutes East a distance of 373.4 feet to an iron pin on the North side of said highway; thence leaving said highway and running North 33 degrees 56 minutes East a distance of 45 feet to an iron pin; running thence North 22 degrees 17 minutes West a distance of 114.8 feet to an iron pin on the Southeast edge of right of way of Duvall Drive (formerly Douglas Road); thence following the right of way of Duvall Drive (formerly Douglas Road), the following course and distance: South 72 degrees 13 minutes West a distance of 36 feet to a point; running thence South 74 degrees 56 minutes West a distance of 265.9 feet to a point; running thence South 66 degrees 06 minutes West a distance of 216.5 feet to a point; running thence South 60 degrees 50 minutes West a distance of 337.6 feet to a point; running thence South 52 degrees 50 minutes West a distance of 225 feet to a point; running thence South 37 degrees 10 minutes East a distance of 7 feet to a point; running thence South 47 degrees 08 minutes West a distance of 22.7 feet to a point; running thence South 52 degrees 20 minutes West a distance of 245 feet to a point on the Southeast edge of the right of way of Duvall Drive (formerly Douglas Road) at corner of property now or formerly of Ward B. Hines; thence along said Hines property line, South 36 degrees 07 minutes West a distance of 154.4 feet to the BEGINNING corner.

This conveyance is subject to that certain mortgage from Paul M. Jackson to Paul J. Grubb, Beverly Grubb, and Doris B. Frazier recorded March 27, 1980 in the R.M.C. Office for Greenville County in Mortgage Book 1499 at Page 107 upon which the present balance due is \$978,437.44 and is further subject to that certain mortgage from Donald F. Owen, et al, to First Federal Savings and Loan Association of Greenville recorded April 13, 1972 in Mortgage Book 1229 at Page 213 upon which the present balance due is \$735,497.09 with such balance being a part of and included in the balance due to the aforesaid Grubb, Grubb, and Frazier.

272

This is the same property conveyed to grantee by Deed of Paul J. Grubb, Beverly Grubb, and Doris B. Frazier recorded March 27, 1980 in Deed Book 1122 at Page 898.

This conveyance is made subject to restrictions, easements, and rights-of-way, if any, affecting the above described property.

20218

at 2:03 P.M.

APR 2 1980

RECORDED ON NEXT PAGE

STATE OF SOUTH CAROLINA
 DEPARTMENT OF REVENUE
 DOCUMENTARY TAX STAMP
 APR 2 1980

GREENVILLE COUNTY
 002513
 SOUTH CAROLINA COUNTY DOCUMENTARY TAX
 APR-2-80
 24.20

5120

4328 RV-2