

JOHN M. DILLARD, P.A., GREENVILLE, S. C.

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that PAUL J. OELAND, JR.

in consideration of Ninety-five Thousand and no/100ths (\$95,000.00) ----- Dollars

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto ROBERT W. BRUCE, his heirs and assigns, forever:

ALL those pieces, parcels or lots of land, with all buildings and improvements, situate, lying and being on the northwestern side of Graves Drive, in the City of Greenville, Greenville, Greenville County, South Carolina, being shown and designated as Lots 16, 17 and a small portion of Lot 18, together with a four foot strip parallel to the northwesternmost or rear boundary of said lots, as shown on a plat of the PROPERTY OF PAUL J. OELAND, made by Dalton & Neves, Engineers, dated October, 1946, recorded in the RMC Office for Greenville County, S. C., in Plat Book BB, page 43, and having according to a more recent plat of the PROPERTY OF PAUL J. OELAND, JR., made by Jones Engineering Service, dated March 17, 1980, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of the right of way of Graves Drive at the corner of Lot No. 16 and a 20 foot easement owned by the City of Greenville Water Works, (said iron pin being located N. 16-24 W., 36 feet, N. 22-30 W., 62.6 feet to an iron pin and approximately N. 22-30 W., 20 feet crossing said 20 foot easement from the northwestern corner of the intersection of Graves Drive with Simpson Drive) and from said beginning point running along the northwestern side of the right of way of Graves Drive, N. 22-30 W., 225.5 feet to a point in the line of Lot 18; thence a line through Lot No. 18, S. 62-10 W., 130.6 feet to an iron pin on a 24 foot strip designated as "spur track"; thence along the line of said strip, S. 27-58 E., 224.4 feet to an iron pin on said water line easement; thence along the northern side of said water line easement, N. 67-12 E., 109 feet to the point of beginning.

ALSO: A right of way or easement for ingress and egress in, to and over the 20 foot water easement lying on the southeastern side of the immediately above described property for the purposes of using the back or side door of a building situate on the above described property.

ALSO, A right of way or easement into and over any small strip of land lying between the northwesternmost rear line of the above described property designated on the Jones Engineering Services, dated March 17, 1980, as S. 27-58 E., which may separate the above described property from a spur track easement owned by Southern Railway Company, for the purposes of ingress and egress to use the spur track facilities located on said easement owned by Southern Railway Company, in accordance with the terms and conditions of any agreements between Southern Railway Company and the Grantors of said easement for spur track purposes, but as to said strip, if any, the Grantor herein does not extend the warranties hereinafter set forth, it being the intention of the Grantor herein only to quitclaim any interest in and to any strip described in this paragraph.

The above described property is a portion of the same conveyed to the Grantor by deed of Paul J. Oeland, dated November 15, 1961, recorded on November 15, 1961 in the RMC Office for Greenville County, S. C., in Deed Book 686, page 312. A four foot strip along the rear portions of Lots 16, 17 and 18 was re-conveyed by Paul J. Oeland, Jr. to Paul J. Oeland by deed recorded in the RMC Office for Greenville County, S. C., in Deed Book 792, page 574 on February 23, 1966, and re-conveyed again back to Paul J. Oeland, Jr. by deed of Ernest Eugene Oeland and Paul J. Oeland, Jr., as Trustees under the Last Will and Testament and any trust created thereunder of the Estate of Paul J. Oeland and the Estate of Aileen P. Oeland, which appear respectively in the Probate Court in Greenville County, South Carolina, in Apartment 1277, File 9 and Apartment 672, File 7, by deeds to be recorded herewith.

GREENVILLE COUNTY S.C. 10450

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