

JAMES W. FAYSSOUX, 18 Lavinia Avenue,
LAW OFFICES OF ~~BRUSHY CREEK ROAD~~ GREENVILLE, SOUTH CAROLINA

FEB 2 1981

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } PH 81

TITLE TO REAL ESTATE

1150-139

KNOW ALL MEN BY THESE PRESENTS, THAT JAMES D. WARD

in consideration of THREE HUNDRED FORTY THREE THOUSAND AND NO/100-----(\$343,000.00)----- 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 F. H. GILLESPIE, his heirs and assigns, forever:

TRACT NO. 1: ALL that certain piece, parcel or lot of land situate, lying and being in Butler Township, Greenville County, South Carolina, containing 21.9 acres, more or less, as shown on a plat of Manie M. Smith Estate Property prepared by H. S. Brockman, RLS, on April 26, 1969, and having, according to said plat, the following courses and distances, to-wit:

11(195) 534.1-1-9 & 9.7

BEGINNING at an iron pin in the center of the Batesville Road at the corner of Wayne S. Mann Property, and running thence S. 5-50 E. 268 feet to an iron pin; thence S. 17-02 W. 247 feet to an iron pin; thence S. 44-34 W. 540 feet to an iron pin; thence S. 21-15 E. 516 feet to an iron pin on the bank of Brushy Creek; thence along the center of Brushy Creek as the line in a Southwestern direction as follows: S. 37-20 W. 108 feet; S. 82-50 W. 100 feet; and S. 18-15 W. 95 feet to a point; thence N. 51-30 W. 488.5 feet to an old pin; thence N. 30-04 E. 127 feet to an old pin; thence N. 9-00 W. 517 feet to an old pin; thence N. 23-00 W. 209.5 feet to an old pin; thence N. 29-30 E. 743 feet to an old nail in the center of Batesville Road; thence along the center of said Road as follows: S. 63-00 E. 119.7 feet; S. 69-50 E. 200 feet; and S. 72-47 E. 278 feet to the point of beginning.

LESS HOWEVER: 1.0 acres, more or less, and a right of way conveyed to Jerry H. and Ruth W. Breazeale on March 11, 1974, by a deed recorded in the RMC Office for Greenville County in Deed Book 995 at Page 166.

TRACT NO. 2: ALL that piece, parcel or tract of land situated, lying and being in Greenville County, State of South Carolina, on the Southern side of Batesville Road (formerly Brushy Creek Road), containing 13.4 acres, more or less, as shown on plat of property of John P. Mann, prepared by Carolina Engineering & Surveying Co., dated March 4, 1967, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Batesville Road at a point opposite from where said Road intersects with River Road at the corner of property of Gladys Roddy, and running thence S. 15-0 E. 300 feet to an iron pin; thence S. 1-0 W. 329 feet to an Oak Tree; thence S. 6-0 E. 308 feet to an iron pin; thence along the ditch as the line S. 8-26 W. 76-6 feet to an iron pin; thence continuing along the ditch as the line, S. 31-54 W. 228.6 feet to a point in together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 16th day of June, 1981

SIGNED, sealed and delivered in the presence of:

James D. Ward (SEAL)
JAMES D. WARD
Beverly C. D. Vant (SEAL)
James W. Thompson (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)'s act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 16th day of June, 1981

James W. Thompson (SEAL) Beverly C. D. Vant

Notary Public for South Carolina

My commission expires 5-29-83

STATE OF SOUTH CAROLINA }
COUNTY OF }

RENUNCIATION OF DOWER

NOT NECESSARY - UNMARRIED

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this
day of 19

(SEAL)
Notary Public for South Carolina

My commission expires

RECORDED this day of 19, at M., No.

0139

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