

Rt. 1, Box 25
Lawson, S.C.

BOOK 1157 PAGE 336

GREENVILLE COUNTY, S.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
JOHN L. PIERCE)
Estate) BANKERSLEY)
Attorneys) S.C.

TITLE TO REAL ESTATE

178#
(2) - 436-626.1-1-7.4
out of 436-626.1-1-7

5.00
2 OCT 27 81 323
5.0001

KNOW ALL MEN BY THESE PRESENTS, that we, ANTHONY E. WALLACE, FRANCIS B. GARVEY, PERRY B. DURYEY, JR. and JAMES P. MELTON, in consideration of the sum of -----
NINETY-THREE THOUSAND SEVEN HUNDRED THIRTY AND NO/100(\$93,730.00)-- DOLLARS, and assumption by the Grantee herein of one-half (1/2) of the remaining balance on that certain note and mortgage from Anthony E. Wallace, Francis B. Garvey, Edwin M. Schwenk, Perry B. Duryea, Jr. and James P. Melton, to The Federal Land Bank of Columbia, dated July 25, 1973 and recorded August 9, 1973 in Mortgage Book 1287, Page 459, Office of the R.M.C. for Greenville County, South Carolina, one-half (1/2) of said principal balance amounting to FORTY-SIX THOU-

SAND SEVEN HUNDRED FIFTY AND NO/100THS (\$46,750.00)-----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 PHILIP J. HYDER, his heirs and assigns forever, the following described property:

TRACT #1. ALL that certain tract of land situate in Oak Grove School District of Glassy Mountain Township, Greenville County, State of South Carolina, on waters of the South Pacolet River, designated as Tract #1 on a plat of the John L. Pierce Estate, the same being surveyed by W. P. Morrow in October 1952, and having according thereto the following metes and bounds: BEGINNING at a stone on the North side of the Ballew Mill Road, and running thence S. 46-15 E. 677 feet to a stone; thence S. 64-30 E. 837 feet to a stake on the North side of said road; thence S. 76-30 W. 450 feet to a point in the center of said road; thence along the center of said road S. 85-00 W. 100 feet; thence N. 87-00 W. 100 feet; thence N. 75-30 W. 100 feet; thence N. 56-00 W. 149 feet; thence N. 38-30 W. 361 feet; thence N. 28-00 W. 110 feet; thence N. 19-00 W. 110 feet; thence leaving the center of said road S. 46-00 W. 1313 feet to a stake on a spring branch; thence along said branch N. 16-30 W. 250 feet to an iron pin; thence leaving said branch N. 44-00 E. 1389 feet to the point of beginning, containing 17.00 acres, more or less.

TRACT #3. ALL that certain tract of land situate in Oak Grove School District of Glassy Mountain Township, County and State aforesaid, on waters of the South Pacolet River, designated as Tract #3 on a plat of the John L. Pierce Estate, the same being surveyed by W. P. Morrow in October 1952, and having according thereto the following metes and bounds: BEGINNING at a point in the center of the Ballew Mill Road at the joint corner with Tract #2, and running thence S. 46-00 W. 1368 feet to a stake on a spring branch; thence along said branch S. 17-00 E. 170 feet; thence S. 39-30 E. 353 feet; thence S. 34-00 W. 33 feet; thence S. 60-00 W. 99 feet; thence S. 10-00 W. 140 feet; to X on rock in said branch; thence S. 30-00 W. 130 feet to a point on Ballew Creek; thence down the meanderings of said Creek S. 71-30 E. 300 feet; thence S. 34-00 E. 320 feet; thence S. 67-00 E. 300 feet; thence S. 47-30 E. 400 feet; thence S. 53-30 E. 250 feet; thence S. 57-30 E. 140 feet; thence S. 67-30 E. 200 feet; thence S. 67-30 E. 100 feet; thence N. 75-00 E. 100 feet; thence S. 65-00 E. 200 feet; thence S. 57-00 E. 200 feet; thence S. 77-00 E. 140 feet; thence leaving said Ballew Creek N. 6-00 E. 768 feet to a stone; thence N. 12-00 E. 743 feet to a stone; thence N. 81-00 W. 477 feet to an iron pin; thence N. 79-30 W. 462 feet to an iron pin; thence along an unimproved road N. 10-00 E. 1670 feet to a stake on the North side of Ballew Mill Road; thence along said road S. 76-30 W. 450 feet to a point in the center of said road; thence still along the center of said road S. 85-00 W. 100 feet; thence N. 87-00 W. 100 feet; thence N. 75-30 W. 100 feet; thence N. 56-00 W. 100 feet; thence N. 38-30 W. 49 feet to the point of beginning, and containing 94 acres, more or less, LESS AND EXCLUDING that certain tract or parcel of land con-

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY TAX STAMP
OCT 27 81
10000

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
OCT 27 81
103.40

0.356

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