

Vol 1172-601

SPECIAL WARRANTY DEED

Mail to:
Steve Wade Bradburn
106 Lakecrest Drive
Greer, S. C. 29651

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

S.C.
197
LEY 41 697

KNOW ALL MEN BY THESE PRESENTS that UNION OIL COMPANY OF CALIFORNIA, a California corporation, with an office at 1650 East Golf Road, Schaumburg, Illinois 60196, herein called "Grantor", in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration to it in hand paid by STEVE WADE BRADBURN, of 1233 Wade Hampton Blvd., Greer, South Carolina 29651, herein called "Grantee", the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto said Grantee, the following described tract of land situated in the City of Taylors, County of Greenville and State of South Carolina, to-wit:

That certain parcel of real estate situate in Chicks Springs Township, County of Greenville in the State of South Carolina and being formerly known as Lots 1 and 2 according to the Plat of Property of W. E. Caldwell, recorded in R.M.C. Office, said County, in Plat Book X, Page 63, and having, according to a Plat prepared by Piedmont Engineering Service and which is recorded in R.M.C. Office for said County in Plat Book YY, Page 45, the following metes and bounds: *12(271) P15.6-4-17&18*

BEGINNING at an iron pin on the North side of East Lee Road at the joint corner now or formerly owned by Bishop and running thence along the line of Bishop Property North 46° 53' West, 100.2 feet, more or less, to a point; thence North 42° 52' East, 129.56 feet to an old iron pin on the Westerly right-of-way of Caldwell Street; thence with the said right-of-way of Caldwell Street South 47° 8' East, 175 feet to a point on Lee Road; thence with Lee Road South 72° 46' West, 150 feet to the POINT OF BEGINNING.

SUBJECT TO an easement in favor of the State of South Carolina Highway Department for road purposes over that portion of the subject property lying within 18 feet of the centerline of Lee Road.

SUBJECT ALSO TO any and all restrictions, covenants, conditions, zoning ordinances, rights-of-way and easements of record, if any, affecting said land.

This instrument prepared by HOWARD L. STENDORN Attorney for UNION OIL COMPANY OF CALIFORNIA, 1650 East Golf Road, Schaumburg, Illinois 60196.

GREENVILLE COUNTY, SOUTH CAROLINA
AUG 14 1972
4328 RV-21

4328 RV-21

1 A12482 725

A. D. O. I.

0 9 2 9