

HILL TO REAL ESTATE - Offices of HILL, HOTT & BANNISTER
Attorneys at Law, 100 Williams St., Greenville, S.C.

STATE OF SOUTH CAROLINA

VOL 1202 PAGE 534

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that JOHN COTHRAN COMPANY, INC.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business

at Greenville, State of South Carolina in consideration of Five and no/100 (\$5.00) Dollars and other valuable considerations the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto LEWIS C. BARKER and CHARLES F. SIMS, their heirs and assigns forever:

PARCEL 1: ALL that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being on the northwesterly side of Wade Hampton Boulevard, in the City of Greenville, South Carolina, and being shown as a 0.92 acre-tract on survey entitled "Property of Lewis C. Barker and Charles F. Sims" dated December 6, 1983, made by R. B. Bruce being recorded in Plat Book 105, at page 28, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Wade Hampton Boulevard, property now or formerly of Towers Rice and running thence along said Boulevard S. 46-45 W. 46.4 feet; thence continuing with said Boulevard S. 44-00 E. 20 feet to a point; thence continuing with said Boulevard S. 46-20 W. 65.9 feet to an old iron pin; thence continuing with said Boulevard S. 46-32 W. 100 feet to a point; thence continuing with said Boulevard S. 45-49 W. 14.9 feet, common corner of property retained by the Grantor herein; thence along the said common line N. 44-27 W. 189.25 feet to a point in Richland Creek; thence N. 46-00 E. 204.3 feet to an iron pin, property now or formerly of Towers Rice; thence S. 52-10 E. 172.8 feet to the point of beginning.

PARCEL 2: ALL that certain piece, parcel or lot of land lying and being on the easterly side of Mohawk Drive, in the City of Greenville, South Carolina; and being shown as a 1.59 acre-tract of land according to a plat entitled "Survey for Lewis C. Barker and Charles F. Sims" recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 105, at page 29, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the easterly side of Mohawk Drive, corner of property now or formerly of Towers Rice and running thence S. 52-10 E. 289.8 feet to an iron pin, joint corner with Parcel 1 above; thence S. 46-00 W. 296.3 feet to an iron pin in the line of property now or formerly of W. T. Patrick and Wm. R. Timmons, Jr.; thence N. 41-50 W. 240 feet to an old iron pin on the southwesterly side of Mohawk Drive; thence along said Drive on the following courses and distances: N. 39-29 E. 53.8 feet to an iron pin; N. 49-05 E. 49.9 feet to an old iron pin; N. 37-39 E. 76.6 feet to an old iron pin, and N. 20-14 E. 74.7 feet to an old iron pin, the point of beginning.

This is the major portion of the property conveyed to the Grantor herein by W. N. Leslie, et al, as Trustees, dated June 10, 1969 and recorded June 13, 1969, in Deed Book 870, at page 56, retained by the Grantor is a 0.32 acre-tract on the southerly corner of Parcel 1 described above fronting on Wade Hampton Boulevard for 60 feet. This conveyance is made subject to any restrictions, rights-of-way, or easements that may appear of record or located on said premises.

And the grantor warrants and covenants that the rights, numbers, 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 does hereby bind itself and its successors 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.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 14th day of December 1983

JOHN COTHRAN COMPANY, INC.

SIGNED, sealed and delivered in the presence of:

A Corporation
By: *John C. Cottrhan*
President
Secretary

James C. Blakely, Jr.
C. Roy Chumbley

STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF GREENVILLE Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor'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 14th day of December 1983

James C. Blakely, Jr. (SEAL) *C. Roy Chumbley*
Notary Public for South Carolina
My Commission Expires: 1-6-92

RECORDED IN: DEC 15 1983

at 3:05 P.M. 19159

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
330.00
DEC 15 1983

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