

State of South Carolina,
County of GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, That I, Jean D. Adams,

in the State aforesaid, in consideration of the sum of Five Hundred Fifty Thousand and
No/100 (\$550,000.00) - - - - - Dollars,

to me in hand paid at and before the sealing of these presents by
Joshua E. Varat

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents
do grant, bargain, sell and release unto the said Joshua E. Varat, his heirs and assigns,
forever:

ALL that piece, parcel, or tract of land containing 1.87 acres,
with improvements thereon, situate, lying, and being on the
westerly side of Grove Road in the County of Greenville,
State of South Carolina, as shown on plat entitled "Property
of Joshua E. Varat" prepared by Freeland & Associates, dated
April 11, 1984, having been previously designated as Lot No. 1
on plat entitled "Property of Lavinia B. Chapman" prepared by
Dalton & Neves, dated April 1959, recorded in Plat Book RR,
at Page 102, and having according to said more recent plat, the
following metes and bounds: 14-156-WG 1.1-3-12.7

BEGINNING at an iron pin on the westerly side of Grove Road
(said iron pin being 889 feet, more or less, in a general
northeasterly direction from the intersection of Grove Road and
Mills Avenue) and running thence N. 64-50 W. 306.41 feet to an
iron pin on the easterly side of U.S. Highway 29; thence with
the easterly side of U.S. Highway 29, N. 16-07 E. 252.57 feet
to an iron pin; thence S. 64-55 E. 346.26 feet to an iron pin
on the westerly side of Grove Road; thence with the westerly
side of Grove Road, S. 25-11 W. 249.95 feet to the point of
beginning.

This is a portion of the property conveyed to the Grantor herein
by deed of Adams, Inc., dated January 2, 1975, and recorded in
the RYC Office for Greenville County, South Carolina, in Deed
Book 1012, at Page 614.

The within conveyance is made subject to that certain sewer
easement executed by Jean D. Adams in favor of Greenville
Orthopaedic Properties, General Partnership, dated June 1, 1984
recorded in the RYC Office for Greenville County in Deed Book 1214
at Page 198.

RECORDED

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