

# State of South Carolina,

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Greenville County

*Know all Men by these presents, That*

I, Frances Ward Burns, of Greenville County,

in the State aforesaid, in consideration of the sum of

Seven Thousand, Two Hundred and No/100 - - - - - (\$ 7,200.00) - - - - - Dollars

to me paid by Carl A. Harbin and Frances K. Harbin

in the State aforesaid, 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 Carl A. Harbin and Frances K. Harbin, their heirs and assigns forever:

All that certain piece, parcel, or tract of land situate, lying and being in the State of South Carolina, County of Greenville, in Butler Township, on the branch waters of Brushy Creek of Enoree River, containing 14.77 acres, more or less, and having, according to a plat of the property of Frances W. Burns, et al. prepared by J. Mac Richardson, L. S., September, 1953, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the line of a telephone cable line, the joint corner of properties belonging to Clyde Ross and R. D. Julian, and running thence along the line of property of Clyde Ross, N. 10-00 W. 789.5 feet to an iron pin at the joint corner of Clyde Ross and Jesse James; thence along the line of Jesse James, N. 54-01 W. 887 feet to a point in a branch; thence up said branch, following the meanders thereof, the traverse line of which is S. 25-40 W. 229.6 feet to a point in said branch on the line of the Divver Estate; thence along the line of the Divver Estate, S. 62-30 E. 182 feet to an iron pin; thence continuing along the line of the Divver Estate, S. 29-00 W. 375 feet, more or less, to an iron pin at the corner of a lot heretofore conveyed to J. H. H. Tooley; thence along Tooley's line, S. 43-13 E. 176.9 feet to an iron pin at the corner of Rufus Tooley; thence along the line of Rufus Tooley, S. 85-10 E. 237.7 feet to an iron pin at the corner of Bruce Maloy; thence along Maloy's line, S. 83-35 E. 216.5 feet to an iron pin; thence continuing along Maloy's line, S. 8-25 W. 500 feet to an iron pin in line of Harold Robinson; thence along Robinson's line, S. 67-25 E. 97.8 feet to an iron pin; thence S. 2-44 E. 40.3 feet to an iron pin in line of Julian and the telephone cable line; thence along Julian's line, N. 79-25 E. 427 feet to the beginning corner; being a part of the property conveyed to me by R. D. Julian by deed dated March 4, 1949 and recorded in the R. M. C. office for Greenville County in Vol. 374, at page 410.

The grantor herein reserves for herself and her heirs and assigns an easement or right-of-way for road purposes, 25 feet in width, and running from the "Burns-Julian Road" along the eastern line of Bruce Maloy's lot and continuing in the same direction until it reaches the property of Jesse James. It is intended that this easement or right-of-way shall be appurtenant to the 32.5 acre tract denoted on the plat above mentioned as the property of Jesse James.

This conveyance is also subject to the rights of the public and adjacent property owners to use the road which is shown on the plat above mentioned as the "Burns-Julian Road".

The grantees herein are to pay taxes for the year 1954, said taxes having been pro-rated as of this date.

