

1030

All that certain piece, parcel or tract of land lying and being on the southeasterly side of Grove Road, near the City of Greenville, S. C., containing 128.78 acres (exclusive of the right-of-way for West Farris Road), and having according to a survey of a "Partition of the Property of Mrs. F. H. Earle", dated May 26, 1946, made by Campbell & Clarkson, and recorded in the REC Office for Greenville County, S. C. in Plat Book 600, Page 17, the following metes and bounds, to-wit:

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BEGINNING at an iron pin on the southeasterly edge of the right-of-way of Grove Road, which pin is located 230 feet, more or less, southwest of the intersection of the center line of the right-of-way of West Farris Road with the southeasterly edge of the right-of-way of Grove Road, said pin being located at the joint corner of the property herein conveyed with property now or formerly belonging to Charitable Real Estate Company; and running thence with the southeasterly edge of the right-of-way of Grove Road, the following courses and distances: N 24-57 E 1,500.9 feet to a point; N 27-21 E 97.9 feet to a point; N 32-21 E 100 feet to a point; N 37-25 E 59.8 feet to a point; N 42-11 E 97.6 feet to a point; N 47-13 E 100 feet to a point; N 51-37 E 83.4 feet to an iron pin at the corner of a 10.10 acre tract belonging to the grantor; thence thence running and continuing with the line of said tract S 35-04 E 557 feet to an iron pin; thence turning and continuing with the line of said tract N 74-53 E 557.55 feet to an iron pin; thence turning and continuing with the line of said tract N 8-32 W 550 feet to an iron pin on the southeasterly edge of the right-of-way of Grove Road; thence turning and running with the southeasterly edge of the right-of-way of Grove Road the following courses and distances: N 29-32 E 102.9 feet to a point; N 75-45 E 100.05 feet to a point; N 73-31 E 100 feet to a point; N 70-29 E 115.1 feet to a point; N 67-20 E 102.4 feet to a point; N 63-57 E 59.6 feet to a point; N 58-52 E 129.5 feet to a point; N 49-14 E 101.7 feet to a point; N 54-41 E 103.4 feet to an iron pin; thence turning and leaving the right-of-way of Grove Road S 1-05 E 25 feet to a point; thence S 7-20 W 70.6 feet to a point; thence S 15-13 W 205.9 feet to a point; thence due South 144 feet to a point; thence S 6-52 E 167.3 feet to a point; thence S 14-15 E 185.5 feet to a point; thence S 5-19 E 218.3 feet to a point; thence S 50-37 E 174.6 feet to a point; thence S 83-17 E 175.8 feet to a point; thence S 33-35 E 130.4 feet to a point; thence S 4-08 E 117.9 feet to a point; thence S 25-24 W 170.1 feet to a point; thence S 3-15 E 300.2 feet to a point; thence S 63-35 E 152.6 feet to a point; and thence S 87-54 E 147.55 feet to a point on the northerly edge of the right-of-way of West Farris Road; thence turning and running along the northerly edge of the right-of-way of West Farris Road S 72-13 W 333.6 feet to a point; thence continuing with said right-of-way S 70-42 W 174.6 feet to a point; thence turning and crossing said right-of-way S 19-18 E 65 feet to an iron pin; thence S

30-10 E 235.76 feet to a point; thence S 1-10 W 126.2 feet to a point; thence S 2-49 W 235.76 feet to a point; thence S 26-47 E 123.7 feet to a point; thence S 5-58 W 235.76 feet to a point in a creek, corner of the Charitable Real Estate property, the creek being a continuation of the line of the Charitable Real Estate property; thence turning and running with the line of the Charitable Real Estate property on a traverse line S 25-55 W 100 feet to a point; N 72-45 W 100 feet to a point; S 24-28 W 100 feet to a point; N 43-41 W 115.2 feet to a point; N 69-09 W 307 feet to a point; N 77-02 W 171 feet to a point; S 45-59 W 210 feet to a point; S 35-13 W 42 feet to a point; N 77-37 W 95 feet to a point; S 24-07 W 100 feet to a point; S 22-20 W 50 feet to a point; S 59-24 W 94 feet to a point; S 61-52 W 58 feet to a point; S 57-13 W 73 feet to a point; S 47-25 W 80 feet to a point; S 47-05 W 79 feet to a point; N 28-55 W 252 feet to a point; N 65-24 W 120 feet to a point; S 53-24 W 120 feet to a point; N 37-09 W 11 feet to a point; N 59-43 W 179 feet to a point; N 72-14 W 133 feet to a point; N 31-59 W 107 feet to a point; N 25-51 W 59 feet to a point; N 29-55 W 121.6 feet to a point; N 25-19 W 110.35 feet to the point of beginning.

The grantor also conveys to the grantee all of her right, title and interest, exclusive of any general warranty under this deed, in and to that property lying within the right-of-way of Grove Road, located between the southeasterly edge of the right-of-way of Grove Road and the old property line to the northeast thereof. See recorded plat.

This conveyance is made subject to the right-of-way of West Farris Road, the right-of-way for the sanitary sewer line near Brushy Creek at the northeasterly corner of the property herein conveyed, the right-of-way for the American Telephone & Telegraph line crossing the property, and the right-of-way for the Duke Power Company and Southern Bell utility service lines, as shown on the recorded plat.

All that certain piece, parcel or tract of land being designated as West Farris Road on plat entitled "Partition of Property of Mrs. F. H. Earle" as recorded in the REC Office for Greenville County, South Carolina, in Plat Book 111, Page 159, said property beginning at the southeasterly intersection of Grove Road and West Farris Road and extending in an easterly direction to the right of way of the relocated West Farris Road. It is the intention of the grantor to convey all its right, title and interest in the right of way of Old West Farris Road from the intersection of Grove Road to the present right of way of the newly relocated West Farris Road.

PLAT 1177'S PARTITION

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