

State of South Carolina,

Greenville County



Know all Men by these presents, That I, Sayge H. Anthony

in the State aforesaid,

in consideration of the sum of Two Hundred Fifty and no/100

Dollars

and division of property

to paid by Charlton P. Armstrong, Jr.

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

Charlton P. Armstrong, Jr., his Heirs and Assigns forever

All that piece, parcel or lot of land in Greenville Township, Greenville County, State

of South Carolina, about six miles west of the City of Greenville on the Saluda River, containing 2.03 acres more or less and being a portion of the old Hattie Cunningham Farm and having the following metes and bounds, according to survey made by Dalton & Neves, July, 1954.

BEGINNING at an iron pin on the east side of Saluda River, corner of M. Nachman property and running thence along the east bank of said Saluda River S. 15-0 W. 117 feet; thence still along the east bank S. 25-0 E. 108,5 feet to a point on the north bank of Saluda River; thence along said bank N. 75-30 E. 161 feet; thence S. 61-0 E. 253 feet to an iron pin, corner of Anthony property; thence along the Anthony line N. 21-50 E. 245 feet to a point on the Nachman property; thence along the Nachman line N. 82- 15 W. 488 feet to an iron pin, the point of beginning.

Being a portion of the same property conveyed to the grantor and the grantee by deed of W. D. Dodenhoff Co., Inc. dated April 16, 1951, and recorded in the R.M.C. Office for Greenville County in Deed Book 443, page 185.

As part of the consideration to this deed, it is understood and agreed that the grantee shall have the right and privilege to use a certain driveway or roadway for the purpose of ingress and egress to the tract of land hereinabove described, said driveway or roadway starting at the Northeast corner of the tract of land owned by P. C. Gregory, Jr., on the East side of Saluda River conveyed to the said P. C. Gregory, Jr., by Louise Y. Erle by deed recorded in Book 251, at page 56, R.M.C. for Greenville County, S.C., and to run from the Northeast corner of said tract in a Southerly direction along the Eastern line of said tract 16 feet in width for a distance of approximate 500 feet and then said roadway runs in a Southwesterly direction and thence in a Southerly direction to the property hereinabove described. Said roadway is now established and has been in existence for approximately five years.