

JUL 15 3 59 PM 1963

# State of South Carolina,

Greenville County

County Stamps Paid \$ 20.90  
See Act No.380 Section 1

**Know all Men by these presents, That** we, Harry R. Stephenson, Jr. and William K. Stephenson,

in the State aforesaid,

in consideration of the sum of Eighteen Thousand Seven Hundred Fifty and no/100 - - -  
(\$18,750.00) Dollars  
to us paid by J. P. Kellett

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 J. P. Kellett, his heirs and assigns forever:

All that certain piece, parcel or tract of land, with the buildings and improvements thereon, lying and being on the southerly side of a County Road leading to Fork Shoals, in Old Hundred District, Oaklawn Township, County and State aforesaid, containing 54.97 acres according to a plat of the property of H. R. Stephenson made by C. O. Riddle, dated June 8, 1955 and recorded in the RMC Office for Greenville County, S. C. in Plat Book II, page 163, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of the County Road leading to Fork Shoals, said pin being the joint corner of the property ~~now or formerly belonging to Parker and to Ella Rogers~~ herein conveyed with property now or formerly belonging to Parker and to Ella Rogers and running thence diagonally across said County Road N 73-31 W 283 feet to an iron pin in the southerly side of said Road; thence along the southerly side of said Road N 66-52 W 824.6 feet to an iron pin; thence leaving said Road and running along the Parker line N 61-01 W 469 feet to an iron pin, joint corner with property belonging to John W. King, Jr.; thence along the line with the King property the following courses and distances: S 19-24 E 453 feet to an iron pin; S 10-18 E 1759.7 feet to an iron pin; S 85-57 E 103 feet to a stone and iron pin; S 30-30 E 369.7 feet to an iron pin; S 2-38 E 94.9 feet to an iron pin across and beyond Reedy Fork Creek; N 78-06 E 42 feet to an iron pin; N 3-43 W 10.2 feet to an iron pin on the southerly side of Reedy Fork Creek, said pin being the joint corner of property now or formerly belonging to E. L. Coker; thence along the Coker line N 57-11 E 1136 feet to a stone and iron pin, corner of property belonging to Ella Rogers; thence along the Rogers Line N 19-53 W 901.7 feet to an iron pin; thence continuing with the Rogers Line N 0-52 W 464 feet to the point of beginning.

This property is conveyed subject to the following rights-of-way and easements:

- (1) For the County Road shown on the recorded plat referred to above.
- (2) For South Carolina Route No. 418, which right-of-way crosses the property generally in an East-West direction, and which is 75 feet in width and which was granted to the South Carolina State Highway Department by the Executors of the Estates of Harry R. Stephenson and Elizabeth K. Stephenson by instrument dated July 28, 1960 (Docket No. 23,447).
- (3) For pipeline which was granted by H. R. Rogers to Transcontinental Gas Pipeline Corp. by instrument dated July 6, 1949 and recorded in the RMC Office for Greenville County in Deed Book 388, page 121.
- (4) For pipeline which was granted by the grantors herein to Colonial Pipeline Company by instrument dated June 12, 1962, and duly recorded in said RMC Office.

(Continued on next page)

-45- 586.1-1-10 ALSO 586.1-1-10.1