COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, that Mauldin Construction Co.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville , State of South Carolina , in consideration of

--Nineteen Thousand and No/100 (\$19,000.00)----- Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

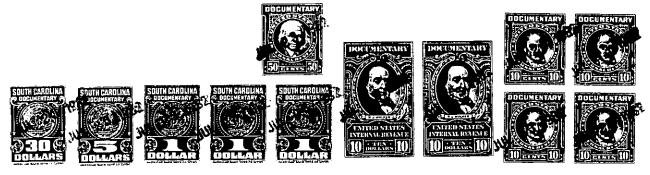
LEONARD G. DURANT and NORMA M. DURANT, their heirs and assigns, forever:

ALL that lot of land situate on the North side of Dera Street, near the city of Greenville, in Greenville County, South Carolina, being shown as lot No. 48 on plat of Pleasantburg Forest, made by Dalton & Neves, Engineers, August 1956, revised January 1961, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book GG, page 162, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Dera Street at joint front corner of lots no. 47 and 48 and runs thence with the line of lot no. 47 N. 13-08 W. 231.5 feet to an iron pin; thence N. 54-56 E. 50 feet to an iron pin; thence S. 87-07 E. 30 feet to an iron pin; thence with the line of lot no. 49 S. 16-18 E. 219 feet to an iron pin on the North side of Dera Street; thence with the curve of Dera Street (the chord being S. 61-56 W. 90 feet) to the beginning corner.

It is hereby agreed that the restrictions heretofore imposed on lots 1 through 35 inclusive of Pleasantburg Forest, recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 473, at page 427, are hereby imposed on the within described lot and said lot is subject to the drainage easement shown on recorded plat.

This is the same property conveyed to the Grantor by deed of Pleasantburg Development Co. dated October 31, 1961 recorded in the R. M. C. Office for Greenville County, South Carolina deed book 687, page 459.



together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 18th day of July 19 62 .

Mauldin Construction Co. SIGNED, sealed and delivered in the presence of: (SEAL) A Mardi Secretary STATE OF SOUTH CAROLINA

COUNTY OF Greenville

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 18th day of July

\_19<u>\_62</u>, at\_ RECORDED this 23rd day of

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