

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

2013 2 14 PM 132

KNOW ALL MEN BY THESE PRESENTS, that Southeastern Land Company, 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 One and No/100 - - - - - (\$ 1.00) - - - - - 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 G. E. Tripp, his heirs and assigns forever:

All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as a portion of Lot No. 318 of a subdivision known as Botany Woods, Sector VII, according to a plat thereof prepared by Piedmont Engineering Service, June, 1962 and recorded in the R. M. C. Office for Greenville County in Plat Book YY, at pages 76 and 77, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Bridgewater Drive at the joint front corner of Lots Nos. 318 and 338, and running thence along the joint line of said lots, N. 28-31 W. 189.5 feet to an iron pin at the joint rear corner of Lots 318 and 338; running thence along the rear line of Lot 318, S. 72-39 W. 78 feet, more or less, to a point; and running thence along a line through Lot 318, approximately S. 49-04 E. 214 feet, more or less, to the point of beginning, being a piece of property triangular in shape, and being a portion of Lots Nos. 25 and 26 as shown on a plat of property of Edwards Heirs recorded in the R. M. C. Office for Greenville County in Plat Book YY, at page 31.

On August 1, 1962, Botany Woods, Inc. executed and conveyed to G. E. Tripp all of Lot No. 318 of Botany Woods subdivision, Sector VII as shown on plat recorded in Plat Book YY, at pages 76 and 77 when in fact the property hereinabove described was in the name of Southeastern Land Company, which company had intended to convey the triangular strip hereinabove described to Botany Woods, Inc. in order to vest title to all of Lot No. 318 in Botany Woods, Inc. The intention of this deed is to convey to G. E. Tripp all of the property of Southeastern Land Company which lies within Lot No. 318 of Botany Woods subdivision, Sector VII.

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 7th day of August 19 62 .

SIGNED, sealed and delivered in the presence of: Southeastern Land Company (SEAL)  
A Corporation  
By: [Signature]  
President  
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 7th day of August 19 62 .  
[Signature] (SEAL)  
Notary Public for South Carolina.

(Continued on Next Page)

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, at \_\_\_\_\_ M., No. \_\_\_\_\_