GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

AUG 11 12 01 PM 1951





OLLIE I A-1.3 NORTH KNOW ALL MEN BY THESE PRESENTS, that KINGROADS DEVELOPMENT CORPORATION

A Corporation chartered under the laws of the State or

South Carolina

and having a principal place of business at

, State_of

South Carolina

, in consideration of

Fifteen Thousand and non/100

_____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 Piedmont Paint Mfg. Co., its successors and assigns, forever:

All that piece, parcel or lot of land in Greenville County, South Carolina, being known and designated as Property of Piedmont Paint Mfg. Co., on plat dated August 2, 1965, by Piedmont Engineers and Architects, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of North Kings Road, the joint front corner of other property of the Grantor, and running thence N. 25-36 W. 450 feet to an iron pin in line of property of Paramount Park Subdivision; thence along the line with Paramount Park Subdivision, N. 64-24 E. 240 feet to an iron pin; thence S. 25-36 E. 141.8 feet to an iron pin in line of the turn-around of North Kings Court; thence with the turn-around, the chords of which are S. 19-28 W. 70.7 feet to an iron pin and S. 56-38 E. 50.1 feet to an iron pin; thence with North Kings Court, S. 25-36 E. 190.1 feet to an iron pin, the curve of the intersection of North Kings Court and North Kings Road; thence with the curve of said intersection, the chord of which is S. 19-24 W. 35.4 feet to an iron pin; thence with North Kings Road, S. 64-24 W. 190 feet to the point of beginning. This property is conveyed subject to the following restrictions:

- The set-back line for any building constructed on this property shall be 30 feet.
- Before a building is constructed upon this lot the grantee shall be required to submit plot plans and building plans to Kingroads Development Corporation, its successors and assigns, for approval. If approval or disapproval is not given within thirty days after the plot plans and building plans are submitted, the grantee shall have the right to go shead and construct the building thereon.

This property is also conveyed subject to a right-of-way sement for a sewer line which shall run across the front of the property.

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') heirs or successors and assigns, forever. And, the granter 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 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

19 65

SIGNED, sealed and delivered in the presence of:

day of August

KINGROADS DEVELOPMENT CORPORATION

STATE OF SOUTH CAROLINA Greenvillê

Notary Public for South Carolina.

officers, this

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. W)

SWORN to before me this 3 day of She <u>لي</u> \mathcal{Y}_{2}

1965.

Augus t RECORDED this 11th . day of

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(SEAL) ₹

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