

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JAN 30 4 50 PM 1969

BOOK 861 PAGE 161

OLLIE FAIRBANKS  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that LEAKE & GARRETT, INC.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Mauldin, State of South Carolina, in consideration of Twenty thousand and 00/100 Dollars, (\$20,000.00)

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto James A. Powell and Janice F. Powell, their heirs and assigns

ALL that piece, parcel or lot of land in the State of South Carolina, County of Greenville, Town of Mauldin, being known and designated as Lot 72 on a plat of Peachtree Terrace, Section 2, recorded in the R.M.C. Office for Greenville County in Plat Book BBB, page 154 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern edge of Rosewood Circle, joint front corner of Lots Nos. 71 and 72 and running thence with the line of Lot No. 71, S. 22-40 W. 166.2 feet to an iron pin on the line of J.H. Blakely Property; thence S. 53-00 E. 90 feet to an iron pin; thence N. 26-27E. 192.85 feet to an iron pin on the southern edge of Rosewood Circle; thence with the edge of said Circle N. 69-36 W. 100 feet to the point of beginning.

This is the identical property conveyed to the Grantor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 855 at page 13 and is subject to restrictive covenants of record in Deed Book 771 at page 138 and to building set-back lines and easements thereon.

County Stamps Paid \$ 22.00  
See Act No.380 Section 1



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 30th day of January 1969..

SIGNED, sealed and delivered in the presence of:

LEAKE & GARRETT, INC. (SEAL)

A Corporation  
By: Frank S. Leake  
President  
S. Sidney Garrett  
Secretary

W. Allen Reese  
Janice F. Powell

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 30th day of January 1969.

W. Allen Reese (SEAL)  
Notary Public for South Carolina.

Janice F. Powell

My Comm. Expires 11/1/71  
RECORDED this 30 day of January 1969 at 4:50 P. M., No. 18025

180-1162-1-911-561