

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

FEB 5 8 55 AM 1969

CLLIE FARM NORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Bob Maxwell Builders, Inc.

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 -----
Twenty-six Thousand Seven Hundred Fifty and no/100 (\$26,750.00)----- 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

Raymond L. Young and Terressa M. Young, their heirs and assigns:

All that lot of land in Greenville County, South Carolina, on the western side of Wood Creek Drive near the City of Greenville, being shown as Lot 30 on plat of Section III of Edwards Forest recorded in Plat Book BBB at page 99, and more fully described as follows:

Beginning at an iron pin on the western side of Wood Creek Drive at corner of Lot 31 and running thence with the western side of Wood Creek Drive, N 22-49 E 42 feet; thence N 0-28 W 95.2 feet and N 2-16 W 104.5 feet to an iron pin at corner of Lot 28; thence with line of said lot, N 52-04 W 10.1 feet to an iron pin at corner of Lot 27; thence with line of said lot, S 48-24 W 180.4 feet to an iron pin at corner of Lot 31; thence with line of said lot, S 46-42 E 180.2 feet to the beginning corner.

Less, however, the small northern portion of the within lot described in deed of Threatt-Maxwell Enterprises, Inc., to Richard A. Ashmore et al recorded in Deed Book 857 at page 153. Said portion was erroneously conveyed by Threatt-Maxwell Enterprises, Inc., after all of Lot 30 had been deeded to Bob Maxwell Builders, Inc., by deed recorded in Book 851 at page 395. Bob Maxwell Builders, Inc., is conveying its interest in said portion to Richard A. Ashmore and Mary Jane McCuen Ashmore by deed to be recorded herewith.

This lot is conveyed subject to restrictions recorded in Deed Book 797 at page 239 and to all easements of record affecting said property.



County Stamps Paid \$29.70
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 4 day of February 19 69

SIGNED, sealed and delivered in the presence of:

Bob Maxwell Builders, Inc. (SEAL)

A Corporation

By:

President

Secretary

Bruce J. Shuckster
Nancy D. Davidson

CR Maxwell

STATE OF SOUTH CAROLINA }
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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 4 day of February 19 69.

Bruce J. Shuckster (SEAL)
Notary Public for South Carolina.
Commission expires 1-1-71.

Nancy D. Davidson

RECORDED this 5 day of February 19 69, at 8:55 A. M., No. 18537

276-1-293-1-92