

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 8 3 48 PM '70
OLLIE FARNSWORTH
R. M. C.

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KNOW ALL MEN BY THESE PRESENTS, that SATTERFIELD BUILDERS, INC.

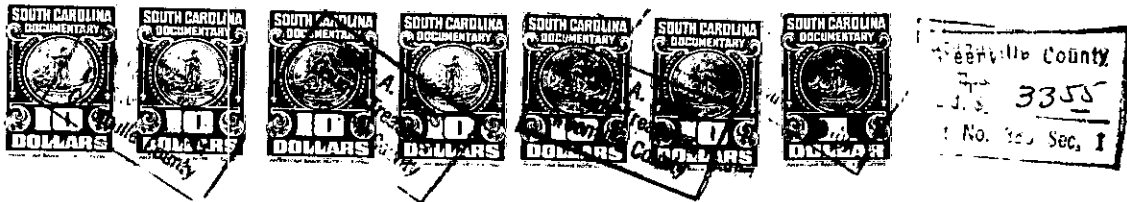
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of Thirty Thousand Five Hundred and No/100-----Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto WALTER M. GRUZS AND DEANNA M. GRUZS, their heirs and assigns forever:

ALL that certain lot of land in the State of South Carolina, County of Greenville, situated within the corporate limits of the town of Simpsonville, and lying on the northern side of Poinsettia Drive, and shown and designated as Lot No. 120, Section No. 3 on a subdivision known as Poinsettia, as shown on a plat thereof, recorded in the RMC Office for Greenville County in Plat Book PPP at Page 141, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the northern side of Poinsettia Drive, the joint front corners of Lots 121 and 120; thence with the common line of said lots, N. 11-33 E. 186.4 feet to an iron pin; thence S. 77-57 E. 97.5 feet to an iron pin in the rear line of Lot No. 114; thence S. 6-00 W. 182.9 feet to an iron pin on Poinsettia Drive; thence with Poinsettia Drive N. 80-08 W. 115 feet to an iron pin, the point of beginning.

The above conveyance is subject to all rights of way, easements and Protective Covenants affecting the property appearing upon the public records of Greenville County.



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 8th day of January 1970

SIGNED, sealed and delivered in the presence of:

Reggie McKinney
Howard Anderson

A Corporation Satterfield Builders, Inc. (SEAL)
By: *Carl A. Satterfield*
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 8th day of January 1970.

Howard Anderson (SEAL)
Notary Public for South Carolina
My commission expires July 24, 1979

Reggie McKinney

RECORDED this 8 day of January 1970, at 3:48 P. M., No. 15356

1-318-318-31