

GREENVILLE CO. S. C.

FEB 17 2 23 PM '70

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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that Carolina Land Co., 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 Three Thousand, Five Hundred and No/100 (\$3,500.00) 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

James L. Sanderson, his heirs and assigns, forever:

ALL that certain piece, parcel or lot of land situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 44 as shown on a plat entitled "Addition to Knollwood Heights" prepared by Piedmont Engineers & Architects, dated June 2, 1966, and recorded in the R. M. C. Office for Greenville County in Plat Book PPP at page 7 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Knollwood Drive at the joint front corner of Lots 43 and 44; thence running N. 17-10 W. 116.5 feet to an iron pin; thence running N. 72-50 E. 165 feet to an iron pin on the Western side of Wellington Drive; thence with Wellington Drive S. 17-10 E. 91.9 feet to an iron pin; thence with the arch of the corner of Wellington Drive and Knollwood Drive, the cord of which is S. 27-51 W. 35.3 feet to an iron pin; thence with the Northern side of Knollwood Drive S. 72-51 W. 140.3 feet to an iron pin, the point of beginning.

For Deed into grantor see Deed Book 795 at page 461.

This conveyance is subject to all restrictions, zoning ordinances, set back lines, roads or passageways, easements and rights of way, if any affecting the above described property.



Greenville County
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Paid \$ 3.85
Act No 380 Sec. 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 17th day of February 19 70

SIGNED, sealed and delivered in the presence of:
Mary H. Southerlin
Judy H. Eller

CAROLINA LAND CO., INC. (SEAL)
A Corporation
By: William Norwood
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 17th day of February 19 70
Judy H. Eller (SEAL) Mary H. Southerlin
Notary Public for South Carolina.
My commission expires ~~11/71~~ 11/27/79

RECORDED this 17th day of February 1970, at 2:23 P. M., No. #18178

795-1193-1-54