

GREENVILLE CO. S. C.
PH 177
PHILLIE F. NORTH
R.H.C.

KNOW ALL MEN BY THESE PRESENTS, that **SOUTHGATE INVESTORS, INC.**

A Corporation chartered under the laws of the State of **South Carolina** and having a principal place of business at **Fountain Inn**, State of **South Carolina**, in consideration of **Two Thousand, Five Hundred and 00/100 (\$2,500.00)** - - - - - 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

Frank Jones and Joe Nabors, their heirs and assigns:

ALL that certain piece, parcel or tract of land in **Bates Township, Greenville County, State of South Carolina, on the East Bank of South Saluda River, opposite Phillips Lake and described as follows:**

BEGINNING at an iron pin on the Northwest side of a newly cut road known as **Sherwood Drive**, and running thence **N. 9-0 W., 152 ft.** to center of **South Saluda River**; thence following the meanderings of said river in a **Northeasterly** direction approximately **90 ft.** to a point in the center of said river; thence **S. 4-30 W., 129 ft.** to a point on the **Northwestern** edge of said road; thence with said road, **S. 81-30 W., 60 ft.** to the beginning corner.

This is the same property conveyed to the grantor by deed recorded in the **R.M.C. Office for Greenville County in Deed Book 874, Page 118.**

This property is conveyed subject to restrictive covenants of record and to any easements or rights of way affecting same.



2.75
DOLLARS

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 **16th** day of **July,** 19 **70.**

SOUTHGATE INVESTORS, INC.

SIGNED, sealed and delivered in the presence of:

(SEAL)

[Handwritten signatures]

A Corporation

By:

President

Secretary

[Handwritten signatures for President and 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 **16th** day of **July,** 19 **70.**

(SEAL)

Notary Public for South Carolina.

My Commission Expires **Dec. 15, 1979**

RECORDED this **17th** day of **July** 19 **70** at **3:40 P.** M., No. **#1402**

-360-677.1-1-6