

FILED
GREENVILLE, CO. S. C.

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HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 21 4 26 PM '71
OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that HOME BUILDERS ASSOCIATION OF GREENVILLE by and through the undersigned Trustees, Glynn A. Lindsey, Ira A. Giles, Jr. and Waldo N. Leslie

in consideration of Sixty Seven Thousand Five Hundred (\$67,500.00)----- Dollars

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto CARL V. SCHMIDT, as Trustee for Ralph F. Schmidt and Judy Ann D. Schmidt, under written Agreement, dated August 26, 1971, his successors and assigns forever:

ALL those pieces, parcels or lots of land, together with buildings and improvements, situate, lying and being on the Easterly side of Ashburn Place in Butler Township, Greenville County, South Carolina, being shown and designated as Lots Nos. 21 and 22 on a Plat of Section III of PELHAM ESTATES Subdivision, formerly known as Rosamond Estates, dated February 11, 1965, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4G, Page 13, and having according to said Plat, the following metes and bounds to wit:

BEGINNING at an iron pin on the Easterly side of Ashburn Place at the joint front corners of Lots Nos. 22 and 23 and running thence along said side of Ashburn Place, N. 1-14 E., 120 feet to an iron pin at the joint front corners of Lots Nos. 21 and 22; thence continuing along said side of Ashburn Place, N. 34 W., 50 feet to an iron pin; thence continuing along said side of Ashburn Place, N. 44-55 W., 70 feet to an iron pin at the joint corners of Lots Nos. 20 and 21; thence along the common line of said lots, N. 45-00 E., 270 feet to an iron pin; thence along the common line of Lots Nos. 19 and 21, S. 80-26 E., 192.2 feet to an iron pin; thence along the rear line of Lot No. 21, S. 17-20 W., 160 feet to an iron pin at the joint rear corners of Lots Nos. 21 and 22; thence along the rear line of Lot No. 22, S. 17-20 W., 285 feet to an iron pin at the joint rear corners of Lots Nos. 22 and 23; thence along the common line of said Lots, N. 72-31 W., 182.8 feet to an iron pin on Ashburn Place, the beginning corner.

Lot No. 22 of the above described property is the same conveyed to the Grantor by deed of Greenville Development Corp. recorded in the RMC Office for said County and State in Deed Book 906, Page 453, and Lot No. 21 by deed of Greenville Development Corp. to the Grantor to be recorded herewith and is hereby conveyed subject to the rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The Grantee agrees to pay Greenville County property taxes for the tax year 1971 and subsequent years, accrued but not yet due and payable.

The undersigned Trustees have executed this deed pursuant to Article XIII of the By-Laws of the Home Builders Association of Greenville which provide that the Board of Directors of said Association shall elect Trustees from the membership who shall have power and authority to sell real estate for the Association and to execute deeds in their names as Trustees subject to the authority of the Board of Directors of said Association. Pursuant to said By-Laws Glynn A. Lindsey, Waldo N. Leslie and Ira A. Giles were duly elected and are now serving as Trustees of the Home Builders Association of Greenville for said purposes. Pursuant to resolutions duly enacted by the Board of Directors of the Home Builders Association of Greenville at meetings duly held and constituted on January 12, 1971, and September 8, 1971, the undersigned Trustees were authorized to accept title to and to convey the above described property to the Grantee herein and have executed this deed pursuant to the resolutions of said Board of Directors and the By-Laws of said Association.