

FILED
GREENVILLE CO. S. C.

VOL. 965 PAGE 179

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 18 2 55 PM '73
DOHNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that M & M Construction Company, 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-Three Thousand, Five Hundred and No/100-----(\$ 23, 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 John Michael Smart, his heirs and assigns forever:

All that certain piece, parcel, or lot of land, with the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the south side of Alta Vista Circle, being known and designated as Lot No. 144 of a subdivision known as Coleman Heights as shown on plat thereof prepared by Terry T. Dill, February, 1958 and recorded in the R. M. C. Office for Greenville County in Plat Book RR, at Page 115, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Alta Vista Circle at the joint corner of Lots 143 and 144, and running thence along the line of Lot 143, S. 04-40 W. 242.2 feet to an iron pin; thence S. 89-26 E. 127.1 feet to an iron pin; thence along the line of property now or formerly of William Cox, N. 09-01 E. 234.4 feet to an iron pin on the south side of Alta Vista Circle; thence along Alta Vista Circle, N. 85-40 W. 144.7 feet to the beginning corner; being the same conveyed to the grantor corporation by Stanley I. Coleman by deed dated August 29, 1972 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 953, at Page 461.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat (s), or on the premises.



Greenville County
Stamps
Paid \$ 2585
Act No. 380 Sec. 1

4700

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 January 19 73

SIGNED, sealed and delivered in the presence of:

M & M Construction Company, Inc. (SEAL)

Jerry L. Taylor
Mary S. Martin

A Corporation
By: [Signature]
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 January 19 73

Jerry L. Taylor (SEAL)
Notary Public for South Carolina.
My Commission Expires: 7-15-80

Mary S. Martin

RECORDED this 18th day of January 1973, at 2:55 P. M., No. 20294