3 o4 PH '73 jkn 24 STATE OF SOUTH CAROLINA GREENVILLED NHIE S. TANKERSLEY

For True Consideration See Affidavit 36 271

KNOW ALL MEN BY THESE PRESENTS, that

CHANTICLEER REAL ESTATE CO.

South Carolina and having a principal place of business at A Corporation chartered under the laws of the State of , in consideration of \$10.00 and other considerations , State of South Carolina Greenville

Dollars.

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and E. Don Rott and Karen K. Rott, their heirs and assigns: release unto

ALL that lot of land in Greenville County, South Carolina, known and designated as Lot Number One Hundred Sixty Nine (169) of Chanticleer Subdivision, Section IV., Part I, as shown by a plat there of made by Webb Surveying and Mapping Company, dated December 3, 1969, and recorded in the R.M.C. Office for Greenville County in plat Book "4F" at page 19; and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the West side of DeBrahm Court at the joint front corners of Lots 169 and 168 and running thence N. 45-18 W., 198.2 feet to an iron pin; thence N. 37-02 E., 120 feet to an iron pin; thence S. 61-32 E., 180 feet to an iron pin; being a joint corner with Lots 149, 150, and 170; thence S. 24-48 W., 139.1 feet to an iron pin on DeBrahm Court; thence along the curve of DeBrahm Court; the chord of which is S. 59-42 W., 35 feet to an iron pin; thence continuing along the curve of DeBrahm Court the chord of which is S. 18-43 feet W., 5 feet to an iron pin, the point of beginning.

THIS property is subject to easements and restrictions shown on said plat and to restrictive covenants recorded in the R.M.C. Office for Greenville County in VOL. 885, Page 255.

GRANTEE to pay 1973 property taxes

Greenville County Stamps Paid \$-Act Ilo. 380 Sec.

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 1972 . officers, this 15th day of December

SIGNED, sealed and delivered in the presence of:

CHANTICLEER REAL ESTATE CO.

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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, seaf 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.

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Comme

.19<u>73</u>, at.

_M., No. 20902

Notary Public for South Carolina.

24th RECORDED this.

January