

Mann, Foster & Richardson, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

Vol 1004 Page 87

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JUL 1 10 29 AM '74
BONNIE S. TAYLOR SLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Frank Ulmer Lumber 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
Twenty Thousand and no/100 (\$20,000.00) ----- 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 P. SHEPPARD and KATHY S. SHEPPARD, their heirs and assigns, forever:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville,
State of South Carolina, on the western side of Melvin Circle and known as Lot No. 21 and
a portion of Lot No. 22, Section 2, Chick Springs Subdivision, on Plat recorded in the RMC
Office for Greenville County in Plat Book "000", at Page 51, and having according to a more
recent survey prepared by Freeland-Jones & Associates dated July 18, 1974, the following
metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Melvin Circle at the joint front corner
of Lots Nos. 20 and 21 and running thence along the western side of Melvin Circle
S. 16-44 W. 90.0 feet to an iron pin joint front corner of Lots Nos. 21 and 22; thence
continuing along said Melvin Circle S. 09-14 W. 3.2 feet to an iron pin; thence with
a new line through the corner of Lot No. 22 N. 76-07 W. 14.6 feet to an iron pin joint
side line of Lots 21 and 22; thence along the side line of said Lots 21 and 22 N. 88-37 W.
126.2 feet to an iron pin; thence N. 11-30 E. 108.72 feet to an iron pin joint rear
corner of Lots 20 and 21; thence with the joint line of Lots 20 and 21 S. 79-50 E. 132.34
feet to the point of beginning.

-276-T7-1-131 & 277-1-131
OUT OF T7-1-132

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances
easements and rights of way, if any, affecting the above described property.

This being the same property conveyed to Grantor herein by deed of M & S Builders, Inc.
recorded in the RMC Office for Greenville County in Deed Book 988, at Page 579.



Greenville County
Stamps
Paid \$22.00
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 31st day of July 19 74.

SIGNED, sealed and delivered in the presence of:

FRANK ULMER LUMBER CO., INC. (SEAL)
A Corporation
By: *James E. McNeil*
President
James E. McNeil
Secretary

Carroll J. Dutton
Patricia S. Howden

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 31st day of July 19 74.

Carroll J. Dutton (SEAL)
Notary Public for South Carolina.

Patricia S. Howden

My commission expires: 9-29-81

(CONTINUED ON NEXT PAGE)

RECORDED this _____ day of _____ 19____, at _____ M., No. _____

0087

4328 RV-2