

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.

VOL 1012 PAGE 281

1974 12 27

KNOW ALL MEN BY THESE PRESENTS, that **American Service Corporation of South Carolina**
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 **Six Thousand Five Hundred and 00/100**-----
-----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 **Montgomery, Inc., its successors and assigns forever.**

All that piece, parcel or lot of land, located, lying and being in the City of Simpsonville, Greenville County, South Carolina, being shown and designated as Lot 23 on plat entitled "Section 1, Powderhorn", dated July 26, 1973, most recently revised March 1, 1974, prepared by Piedmont Engineers and Architects, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4X at Page 95, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of a cul-de-sac designated "Vicksburg", at the joint front corner of lots 22 and 23 and running thence, along the joint line of said lots N. 62-00 E. 160.0 feet to a point at the joint rear corner of said lots; thence along the common or open area of Powderhorn S. 46-59 E. 42.5 feet to a point; thence, S. 2-58 W. 42.1 feet to a point at the joint rear corner of lots 23 and 24; thence, along the joint line of said lots, S. 59-54 W. 200 feet to a point on the eastern side of Vicksburg; thence with said street the following courses and distances N. 29-06 W. 39.0 feet, N. 39-58 E. 35.45 feet, and N. 1-14 W. 35.0 feet to a point, the joint front corner of lots 22 and 23, being the point of beginning.

out of 279-323-1-13

This is a portion of the same property conveyed to the grantor herein by deed dated October 1, 1972 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 958 at Page 27.

This conveyance is made subject to all covenants, conditions, restrictions, easements and rights of way of record and actually existing on the ground affecting said property, and particularly to the covenants, conditions and restrictions applicable to Powderhorn, Section 1, recorded in the RMC Office for Greenville County in Deed Book 1011 at Pages 155 through 170.

The grantor herein agrees to pay 1974 property taxes for the City of Simpsonville and County of Greenville; the grantee will pay all property taxes for all subsequent years.

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 of 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 **27th** day of **December** 19 **74**

SIGNED, sealed and delivered in the presence of:

Charlotte D. [Signature]
Richard M. Duncan

AMERICAN SERVICE CORPORATION OF (SEAL)
A Corporation **SOUTH CAROLINA**
By: *[Signature]*
President
[Signature]
Secretary

Greenville County
Stamps **7.15**
Paid \$
Act No. 330 Sec. 1

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned w
poration, by its duly authorized officers, sign, seal and as the grantor's act and d
other witness subscribed above witnessed the execution thereof.

SWORN to before me this **27th** day of **December**
[Signature] (SEAL)

Notary Public for South Carolina
My commission expires **4/7/79**

1974
SOUTH CAROLINA DOCUMENTARY
DOLLAR
DOLLAR
DOLLAR
DOLLARS
[Signature]

RECORDED this _____ day of **DEC 27 1974** 19____, at _____ P. M., No. _____

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