

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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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 Seven Thousand 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 George O'Shields Builders, 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 No. 63 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 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 northwestern side of Canebreak Lane at the joint front corner of Lots 63 and 62 and running thence, along the joint line of said lots, N. 32-00 W. 150.0 feet to a point at the joint rear corner of said lots; thence N. 48-17 E. 25.0 feet; thence S. 83-19 E. 59.2 feet; thence S. 63-02 E. 108 feet to a point on the northwestern side of Canebreak Lane; thence, along said street, S. 39-33 W. 63.0 feet; thence S. 53-56 W. 67.0 feet to the point and place of beginning.

This is a portion of the property conveyed to the grantor herein by deed dated October 11, 1972, recorded in the RMC Office for Greenville County in Deed Book 958 at Page 27, and is hereby conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground affecting the above-described property.

The grantee assumes and agrees to pay Greenville County and City of Simpsonville property taxes for the tax year 1975 and all subsequent years.



Greenville County Stamps Paid \$ 7.70 Act No. 389 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 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 30th day of January 1975.

SIGNED, sealed and delivered in the presence of:

AMERICAN SERVICE CORPORATION OF (SEAL) A Corporation SOUTH CAROLINA

By:

DeWanda J. Johnson Richard M. Duncan

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 30 day of January 1975 Richard M. Duncan (SEAL)

DeWanda J. Johnson

Notary Public for South Carolina. My commission expires 8-21-84

RECORDED this day of JAN 31 1975 19 at 4:38 P.M., No. 18049

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