

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
GREENVILLE CO. S. C. The Clerk's Office See Article  
19 75 4:15 P.M. Book 39 Page 660

Vol 1021 Page 513

KNOW ALL MEN BY THESE PRESENTS, that CLASSIC HOMES, 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 One (\$1.00) Dollar and other valuable  
consideration -----

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and  
release unto C. DAN JOYNER and P. DAYTON POOLE, their heirs and assigns, forever:

All that piece, parcel or tract of land, situate, lying and  
being in the County of Greenville, State of South Carolina, Austin Town-  
ship, in the Town of Mauldin, containing 76.34 acres, and being shown  
as the Property of Poinsett Home Builders, Inc., on a plat prepared by  
Carolina Engineering and Surveying Company, dated May 4, 1967, and recorded  
in the R.M.C. Office for Greenville County in Plat Book UUU, at page 19,  
and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on the northern side of Bethel Road where  
Gilders Creek intersects said Road and running thence with said creek, the  
following courses and distances, to wit: N. 23-00 E. 242 feet, N. 63-00 E.  
300 feet, N. 34-40 E. 673 feet, N. 27-45 E. 172.5 feet to a black gum;  
thence N. 41-15 E. 1147 feet; thence S. 75-00 E. 100 feet to a stake on the  
southern side of Gilders Creek; thence with the common line of property of  
C. Dan Joyner & Co., Inc. and that now or formerly of R. A. Hill S. 3-00 E.  
800 feet to a point; thence S. 27-30 W. 233 feet to a point; thence  
S. 58-00 E. 622 feet to a point; thence with the common line of Lewers and  
Brockman as follows: S. 27-44 W. 284.4 feet, S. 6-23 E. 534.3 feet,  
S. 5-07 E. 413.8 feet to the common corner of property of Lucille B.  
Ellison; thence with the Ellison line S. 89-30 W. 371 feet; thence  
continuing with the Ellison line N. 63-45 W. 893 feet; thence crossing  
Bethel Road S. 31-00 W. 429 feet; thence with the common line of C. S.  
Verdin, Jr. property S. 29-11 W. 1200 feet to a point; thence N. 14-30 E.  
574 feet to a point on Gilders Creek; thence with the creek N. 20-00 W.  
560 feet; thence continuing with the creek the line N. 5-00 W. 573 feet  
to an iron pin on the northern side of Bethel Road, the point of beginning

LESS, HOWEVER, from the above described tract, all those certain  
lots of land which have heretofore been conveyed by the within Grantor at  
various times, it being the intention of the Grantor herein to convey by  
this instrument all the remaining property consisting of numbered lots and  
undeveloped acreage, conveyed to it by deed recorded in Deed Book 853 at  
page 583, in the R.M.C. Office for Greenville County.

This conveyance is made subject to restrictions, easements and  
rights of way appearing on record in the R.M.C. Office for Greenville County.

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 au-  
thorized officers, this 16th day of July 19 75

SIGNED, sealed and delivered in the presence of:

CLASSIC HOMES, INC. (SEAL)

A Corporation,

By:

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 Cor-  
poration, 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 16th day of July 19 75

Notary Public for South Carolina.  
My commission expires 7/1/77

RECORDED this 18 day of July 19 75, at 4:15 P. M., No. 1670

513

4328 RV-2