

SEP 13 4 17 PM '74

HORTON, DRAWDY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.A. 307 PETTIGRU STREET, GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that AMERICAN SERVICE CORPORATION OF SOUTH CAROLINA, a corporation organized and existing under the laws of the state of South Carolina,

in consideration of SIX THOUSAND FIVE HUNDRED AND 00/100 (\$6,500.00) ----- Dollars

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto MONTGOMERY, INC., a Corporation, its successors and assigns forever.

ALL that piece, parce. or lot of land, situate, lying and being in the City of Simpsonville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 20, on plat entitled "Section I, 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:

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BEGINNING at a point on Vicksburg at the joint front corners of Lots 19 and 20 and running thence along the joint line of said lots, S. 63-00 W. 150.0 feet to a point at the joint rear corner of said lots; running thence along the rear line of Lot 20 and the common area of Powderhorn, N. 3-19 E., 201.35 feet to a point; thence S. 59-30 E., 150.0 feet to a point on the culdesac of Vicksburg, at the joint front corners of Lots 20 and 21; thence with the arc of said culdesac, S. 24-59 W., 30 feet to a point; thence continuing with the culdesac, S. 9-58 E., 30.0 feet to a point at the joint front corners of Lots 19 and 20, the point and place of beginning.

This is a portion of the same property conveyed to the Grantor by deed dated October 11, 1972, recorded in the RMC Office for Greenville County, S. C. in Deed Book 958 at Page 27.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground affecting the subject property, and particularly to the covenants, conditions, restrictions applicable to Powderhorn, Section I, recorded in the RMC Office for Greenville County, S. C. in Deed Book 1011 at pages 155-170.

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



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