

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
SEP 17 2 34 PM '75
DONNIE S. TANNER-SLEY
R.H.C.

VOL 1024 PAGE 357

KNOW ALL MEN BY THESE PRESENTS, that Spearman Construction Co., Inc. (formerly Spearman & Poole Construction Co., Inc.) and having a principal place of business at Greenville, State of South Carolina, in consideration of -----Sixteen Thousand Five Hundred and No/100 (\$16,500.00)----- Dollars, and exchange of property, valued at \$4,000.00 the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto James D. Franks, his successors and assigns, forever;

All that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot 21 on a plat of Kentland Park Subdivision made by Piedmont Engineering Service, March, 1962 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book XX, at Pages 44 and 45, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern side of Oak Drive at the joint front corner of Lots 21 and 22 and running thence with the common line of said Lots N. 36-05 E. 143.3 feet to an iron pin; thence running S. 48-06 E. 66.5 feet to an iron pin; thence S. 61-38 W. 9.0 feet to an iron pin at the joint rear corner of Lots 20 and 21; thence with the common line of said Lots S. 36-05 W. 137.5 feet to an iron pin on the northeastern side of Oak Drive; thence with the line of Oak Drive N. 55-55 W. 75 feet to the point of beginning.

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

This is the same property conveyed to the grantor herein by deed recorded in the RMC Office for Greenville County in Deed Book 925, at Page 404.



46.00
Greenville County
Stamps 22.55
Paid \$ 18.15
Act No. 280 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 17th day of September 1975.

SIGNED, sealed and delivered in the presence of:

Paul J. Dyer, Jr.
Frances R. Luitke

SPEARMAN CONSTRUCTION CO., INC. Formerly (SEAL)
A Corporation SPEARMAN AND POOLE CONST. CO. INC.
By: *D. Clyde Spearman*
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 17th day of September 1975.

Paul J. Dyer, Jr. (SEAL)
Notary Public for South Carolina.

Frances R. Luitke

My commission expires: _____

RECORDED this _____ day of SEP 17 1975, at 2:34 P. M., No. 7278.

9397

4328 RV-23