

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

VOL 1025 PAGE 58

GREENVILLE
FILED
SEP 30 4 45 PM '75
JENNIE S. HARRIS
CLERK

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, situate, lying and
being in the City of Simpsonville, County of Greenville,
State of South Carolina, being shown and designated as Lot
61, 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:

BEGINNING at a point on Canebreak Lane at the joint front
corners of Lots 61 and 62 and running thence along Canebreak
Lane, S. 60-50 W., 45.34 feet to a point; thence N. 78-20 W.,
37.9 feet to a point; thence N. 37-35 W., 36.9 feet to a
point; thence N. 5-03 W., 43.1 feet to a point; thence
N. 48-17 E. 76.90 feet to a point at the joint rear corners
of Lots 61 and 62; thence along the joint line of Lots 61
and 62, S. 22-40 E., 118.00 feet to the point of beginning.

This is a portion of the same property conveyed to the grantor
herein by deed dated October 11, 1972, and 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 assumes and agrees 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.



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 26 day of Sept. 1975.

SIGNED, sealed and delivered in the presence of:

AMERIC SERVICE CORPORATION OF (SEAL)

A Corporation SOUTH CAROLINA

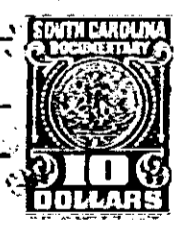
By:

President

Secretary

John Ferguson Smith
John Higginson Bennett

Sam R. Sherrill
Willie Ann



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 26 day of Sept 1975
Richard C. McAbee (SEAL)
Notary Public for South Carolina.
My commission expires 1-8-81

John Ferguson Smith

RECORDED this _____ day of SEP 30 1975 at 4:48 P. M., No. 1400



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RECORDED

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