

FILED
GREENVILLE CO. S. C.

OCT 9 11 16 AM '75

DONNIE S. TANKERSLEY
R.H.C.

Vol 1025 PAGE 562

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Southland Properties, 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
Seventeen Thousand Five Hundred and No/100 (\$17,500.00) 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 John P. Scott, his heirs and assigns forever

ALL those certain pieces, parcels or lots of land, situate, lying and being in the
State of South Carolina, County of Greenville, being known and designated as Lots 154
and 155 on a plat entitled "Portion of Section No. Two River Downs" prepared by Piedmont
Engineers, Architects & Planners dated September 22, 1975 and recorded in the RMC Office
for Greenville County in Plat Book 5D at Page 91 and having according to said plat the
following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Hammett Road, at the corner of
property, now or formerly, of Eugene E. Hammett and running thence S. 1-40 W. 46.75
feet to an iron pin in the center of the Duke Power Company right-of-way; running thence
with the center of said right-of-way N. 82-19 E. 459.4 feet to an iron pin at the corner of
Lot No. 17; running thence with the line of Lot No. 17 S. 46-00 E. 155.16 feet to an iron pin
near a creek and running thence S. 79-06 W. 117.3 feet to an iron pin; running thence
S. 63-50 W. 103.7 feet to an iron pin in the center of said creek; running thence S. 63-50 W.
31.2 feet to an iron pin; running thence S. 83-30 W. 71 feet to an iron pin; running thence
S. 29-47 W. 86 feet to an iron pin in the center of said creek; running thence with the center
of said creek as the line the following metes and bounds, to-wit: N. 51-25 W. 26.5 feet to
an iron pin; S. 42-39 W. 65.35 feet to an iron pin; S. 55-42 W. 52.2 feet to an iron pin;
S. 1-45 E. 22.85 feet to an iron pin; S. 84-53 W. 82.5 feet to an iron pin; N. 44-18 W. 27.25
feet to an iron pin; S. 57-14 W. 32.15 feet to an iron pin at the corner of Lot No. 156; thence
with the joint line of Lots Nos. 155 and 156 N. 50-51 W. 237.45 feet to an iron pin on the
southeastern side of Hammett Road, joint front corner of Lots Nos. 155 and 156; thence with
the southeastern side of Hammett Road N. 47-38 E. 213.64 feet to an iron pin; thence
continuing with the eastern side of Hammett Road N. 40-52 E. 69.70 feet to the point of
BEGINNING.

OUT OF 5353-1-30

This property is subject to a 10 foot drainage easement along the joint line
of Lots Nos. 155 and 156, subject to a 20 foot drainage easement along the aforesaid creek
10 feet on each side of the center line and subject to a Duke Power right-of-way.

It is specifically understood and agreed the above described property is subject to restrictions
applicable to River Downs Subdivision a plat of which is recorded in the RMC Office for
Greenville County in Plat Book 4R at Pages 75 and 76. Said restrictions being recorded in
Deed Book 1011 at Page 35 except, however, Paragraph I 6 is modified to except animals
which may be kept on lots as approved by the Greenville County Zoning Administrator,
it being fully understood that the Grantee herein may keep a horse on the above described
property so long as the approval is granted by a Greenville County Zoning Administrator.

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 4th day of October 19 75

SIGNED, sealed and delivered in the presence of:
SOUTHLAND PROPERTIES, INC. (SEAL)
A Corporation
Greenville County
Stamps
Paid \$19.25
Act No. 390 Sec. 1
Secretary
Resident
Notary Public

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 4th day of October 19 75
Notary Public for South Carolina (SEAL)
My Commission Expires: 11-19-79

RECORDED this day of OCT 9 1975 19, at 11:16 A. M., No. 5352

5556

4328 RV-2

46

5352