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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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 No/100 -----  
-----(\$7,000.00) ----- 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 Montgomery, 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 No. 13 on  
a plat entitled "Section I, Powderhorn", dated July 26, 1973, most recently revised March 1,  
1974, prepared by Piedmont Engineers and Architects, recorded in the R.M.C. 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 an iron pin on Frankfort at the joint front corner of Lots Nos. 12 and 13  
and running thence with the joint line of said lots S. 58-00 W., 130 feet to an iron pin;  
running thence with the rear lot line of Lot No. 13, N. 8-58 W., 192.4 feet to an iron pin  
at the joint rear corner of Lots Nos. 13 and 14; running thence with the joint line of said  
lots S. 62-45 E., 150 feet to an iron pin on Frankfort; running thence along Frankfort,  
S. 9-35 W., 25 feet to an iron pin; thence continuing S. 21-48 E., 30 feet to an iron pin,  
point of beginning.

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This is a portion of the same property conveyed to the Grantor herein by deed dated October  
11, 1972, recorded in the R.M.C. 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 R.M.C. 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 1976 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 11<sup>th</sup> day of November 19 75.

SIGNED, sealed and delivered in the presence of:

AMERICAN SERVICE CORPORATION (SEAL)

A Corporation

By:

President

Secretary

*Richard M. Duncan*  
\_\_\_\_\_  
*[Signature]*  
\_\_\_\_\_

*W.D. Eason*  
\_\_\_\_\_  
*Sam R. Shinn, Jr.*  
\_\_\_\_\_

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 11 day of November 1975  
*Richard M. Duncan* (SEAL)

Notary Public for South Carolina.  
My commission expires 8-21-84

RECORDED this NOV 13 1975 day of at 1125 A. M., No. 12730

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