

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that P. & W. Enterprises, Inc (Now known as Vaughn Todd, Inc.) 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, Nine Hundred Fifty and No/100 ----- (\$17,950.00) ----- 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 LLOYD R. WANZER, JR., and MARGARET W. DYE, their heirs and assigns:

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the western side of Old Augusta Road, in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 22 on a plat of AUGUSTA ROAD RANCHES made by Dalton & Neves, Engineers, dated April 1941 and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book M, page 47, reference to which is hereby craved for the metes and bounds thereof.

ALSO: All of our right, title and interest, if any, in and to the following described property: A strip of land adjacent to and lying on the southern side of the above described property as shown on a plat of property of Billy H. Brackett made by C. C. Jones dated November 22, 1965, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Old Augusta Road at the southeastern corner of the above lot and running thence along the southern side of the above lot, S. 89-47 W., 200 feet to an iron pin; thence S. 0-15 E., 15 feet to an iron pin; thence S. 88-50 E., 197.8 feet to an iron pin on the western side of Old Augusta Road; thence with the western side of said Road, N. 5-0 E., 20 feet to an iron pin, the point of BEGINNING.

The above described property is the same property conveyed to the grantor herein by deed of Calvin L. Miles and Vera K. Miles recorded in Deed Book 900, page 153, and is hereby conveyed subject to rights of way, easements, conditions, roadways and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The grantees agree and assume to pay Greenville County and City property taxes for the tax year 1976 and subsequent years.

The above property identified as a strip of land lying adjacent to and south of Lot 22 is hereby specifically EXCLUDED from the general warranties of this deed

The grantor is quitclaiming to the grantees any interest that it might have in said strip of land and does not warrant the title to the same. 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 authorized officers, this 10 day of December 19 75

Signed, sealed and delivered in the presence of:

Allen E. Robinson
Dick H. Mitchell (M)



P. & W. ENTERPRISES, INC. (Now known as Vaughn Todd, Inc.) (A Corporation) (SEAL)

By: *Millie C. Sykes*
and



STATE OF SOUTH CAROLINA
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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 10 day of December 19 75

Allen E. Robinson

Dick H. Mitchell (M)

Notary Public for South Carolina
My Commission Expires 11-21-84



RECORDED this day of DEC 10 1975

at 4:10 P. M., No. 15122

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