

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

Dec 23 4 04 PM '75

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GONNIE S. TANKERSLEY
R.M.C.

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 Eight Thousand, Three
Hundred Fifty and No/100 (\$8,350.00) 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 Preston-Jenkins Construction Company, a partnership, its successors and assigns
forever:

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of
South Carolina, County of Greenville, being known and designated as Lot No. 13 of a
subdivision known as River Downs according to a plat thereof prepared by Piedmont
Engineers, Architects and Planners dated July 17, 1974, and recorded in the RMC Office
for Greenville County in Plat Book 4-R at pages 75 and 76 and having, according to said
plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Morgan Court at the joint
front corner of Lots 4 and 13 and running thence with the joint line of said lots S. 49-00 W.
150 feet to an iron pin at the corner of Lot 3; running thence with the line of Lot 3
S. 35-25 W. 140.81 feet to an iron pin at the corner of Property of Eugene E. Hammett;
running thence with the line of said property S. 30-02 E. 59.65 feet to an iron pin at the joint
rear corner of Lots 13 and 14; running thence with the joint line of said lots N. 58-35 E.
275.93 feet to an iron pin on the southwestern side of Morgan Court, joint front corner
of Lots 13 and 14; running thence with the southwestern side of Morgan Court N. 29-00 W. 80 ft.
and N. 32-00 W. 60 feet to the point of BEGINNING.

- 195-535,4-1-13

This conveyance is made subject to any restrictions, reservations, zoning
ordinances or easements that may appear of record, on the recorded plat(s) or on the
premises.



5.17.00
Greenville County
Stamps
Paid \$ 9.35
Act No. 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 23rd day of December 1975

SIGNED, sealed and delivered in the presence of:

Patrick W. Gray
Verber R. Wilber

SOUTHLAND PROPERTIES, INC.

(SEAL)

A Corporation

By:

R. Gerald Hyle
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 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 23rd day of December 19 75

Patrick W. Gray (SEAL)
Notary Public for South Carolina.

My Commission Expires: 11-17-79

RECORDED this day of DEC 23 1975 at 4:04 P/ M., No. 16314