

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
FEB 11 10 15 AM '76
DONNIE S. TANKERSLEY
I.M.C.

Vol 1031 483

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 -----

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

CREATIVE BUILDERS, INC., its successors and assigns forever,
ALL that piece, parcel or lot of land located, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 16 on Plat entitled Section 1, 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 the Eastern side of Frankfort at the joint front corner of lots 16 & 17 and running thence N. 61-15 E. 149.90 feet to a point; thence proceeding N. 31-30 W. 86.4 feet to a point at the joint rear corner of lots 15 & 16; thence, along joint line of said lots S. 55-00 W. 150.00 feet to a point on the eastern side of Frankfort; thence, along said street S. 31-30 E. 70.0 feet to a point on eastern side of Frankfort, the point and place of BEGINNING.

- 899-323-1-17

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 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.



Greenville County
Stamps
Paid \$ 7.70
Feb. 11 1976

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 9 day of February 19 76

SIGNED, sealed and delivered in the presence of: AMERICAN SERVICE CORPORATION OF SOUTH CAROLINA (SEAL)
A Corporation

Richard M. Duncan
James C. Blahly, Jr.

By: *Alvin H. Pett*
President
William B. Smith
Secretary

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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 9 day of February 1976
Richard M. Duncan (SEAL)
Notary Public for South Carolina.
My commission expires 8-21-84

James C. Blahly, Jr.

RECORDED this FEB 11 1976 at 10:15 A. M., No. 26351

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