

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MAR 31 11 06 AM '76  
DONNIE S. TANKERSLEY  
R.M.C.

1033 4885

KNOW ALL MEN BY THESE PRESENTS, that A & B 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 Ten and No/100----- Dollars, (\$10.00)-----

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Charles W. Kellett, his heirs and assigns forever;

All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being off Kingswood Circle in Kingswood Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book 4-X at Page 18 and being shown as a portion of Lots 30 and 46 of Kingswood Subdivision on a plat entitled "Water System Right-of-Way", said plat being recorded in the RMC Office for Greenville County in Plat Book 5-Q at Page 114, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin at the joint corner of Lots 30, 31, 45 and 46 of Kingswood Subdivision and running thence with the common line of Lots 30 and 31, N.04-16 W. 20 feet to a point in the line of the common line of Lots 30 and 31; thence in a new line through Lot 30, N.48-58 E. 69.3 feet to an iron pin; thence in a new line through Lots 30 and 46, S.43-40 E. 60 feet to an iron pin; thence S.48-58 W. 55 feet to an iron pin in the common line of Lots 45 and 46; thence with the common line of Lots 45 and 46, N.53-16 W. 40 feet to an iron pin at the joint corner of Lots 30, 31, 45 and 46, the point of beginning.

This is a portion of that same property conveyed to the Grantor herein by deed recorded in the RMC Office for Greenville County in Deed Book 954 at Page 338.

ALSO: The Grantor herein conveys to the Grantee herein a 25 foot easement running along the joint common line of Lots 30 and 31 and a 25 foot easement running along the joint line of Lots 45 and 46 as shown on the plat referred to hereinabove entitled "Water System Right-of-Way", said 25 foot water line easement being 12-1/2 foot on the common line of the aforesaid lots as shown on said plat. This easement is being granted for the purposes of ingress and egress to the central water system which is located on the property described hereinabove and for the purposes of laying and maintaining the water lines as needed to maintain the water system located on said property.

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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 17th day of March 1976.

SIGNED, sealed and delivered in the presence of:

*Kathy H. Bunsy*  
*Sandra J. Myers*

A & B PROPERTIES, INC. (SEAL)  
A Corporation  
By: *Thomas E. Bunsy*  
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 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 17th day of March 1976.

*Kathy H. Bunsy* (SEAL)  
Notary Public for South Carolina.  
My Commission expires 6/6/83.

*Sandra J. Myers*

RECORDED this 31 st day of March 1976, at 11:06 A.M., No. 21912

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