

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Patterson-Taylor Builders, 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 Eleven Thousand Three Hundred Twenty-Five and No/100 (\$11,325.00)----- 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 Lowell S. Cross, His Heirs and Assigns Forever:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, containing 2.5 acres, more or less, situate, lying and being at the Northwestern corner of the intersection of Devenger Road and Boiling Springs Road, and having, according to plat entitled "Property of Lowell S. Cross" dated March, 1976, prepared by C. O. Riddle, Registered Surveyor, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-Q at Page 148, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Devenger Road and running thence the following courses and distances: S. 43-44 W. 31.7 feet, N. 85-34 W. 44.5 feet, S. 87-20 W. 90.5 feet, S. 66-44 W. 97.5 feet to an iron pin on the Northern side of Devenger Road at the joint front corner of the premises herein described and property now or formerly of Patterson-Taylor Builders, Inc.; thence with property now or formerly of Patterson-Taylor Builders, Inc., the following courses and distances: N. 87-30 W. 37.6 feet to an iron pin, N. 38-25 W. 92.3 feet to an iron pin, N. 22-41 W. 92.3 feet to an iron pin, N. 14-50 W. 130.9 feet to an iron pin; thence with the line of property now or formerly of Lowell S. Cross, the following courses and distances: N. 73-43 E. 187.87 feet, N. 80-56 E. 185 feet to an iron pin on the Western side of Boiling Springs Road; thence with the Western side of Boiling Springs Road, the following courses and distances: S. 9-04 E. 265.6 feet to an iron pin, S. 6-57 E. 43.5 feet to the point of beginning.

This is the Southeastern portion of property conveyed to Patterson-Taylor Builders, Inc. by deed of Charter Oaks, Ltd. dated March 22, 1976, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1033 at Page 517.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above described property.

-195- 534.2-1-31.3
out of 534.2-1-31

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)' 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)' 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 25th day of March 1976.

SIGNED, sealed and delivered in the presence of:

PATTERSON-TAYLOR BUILDERS, INC. (SEAL)

A Corporation
By:

James M. Howell
Donnie S. Tankersley



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 its 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 25th day of March 1976.

Donnie S. Tankersley (SEAL)
Notary Public for South Carolina.
My commission expires:



23.00
Greenville County
Stamps
Paid \$ 13.65
A.L. No. 380 Sec. 1

RECORDED this 31 st day of March 19 76 at 12:24 P/M at Greenville, S.C. No. 21991

534.2-1-17.1 - 534.2-1-31

4328 RV-2