

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DOMINIE S. TANKERSLEY
R.M.C.

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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 -----
----- (\$7,000.00) ----- 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 Trico Builders, Inc., its successors and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville,
State of South Carolina and shown and designated as Lot No. 31 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 R.M.C. 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:

— 899 - 323 - 1 - 3 2

BEGINNING at an iron pin on the eastern side of Rainwood Drive at the joint front corner of
Lots Nos. 30 and 31 and running thence with the joint line of said lots S. 87-00 E., 150 feet
to an iron pin; running thence S. 3-50 W., 80 feet to an iron pin at the joint rear corner of
Lots Nos. 31 and 32; running thence with the joint line of said lots N. 87-00 W., 150 feet to
an iron pin on the eastern side of Rainwood Drive; running thence along the eastern side of
Rainwood Drive N. 3-59 E., 80 feet to an iron pin, point of beginning.

This is a portion of the same property conveyed to the Grantor by deed dated October 11, 1972
recorded in the R.M.C. Office for Greenville County in Deed Book 958 at Page 27.

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 R.M.C. Office for Greenville County in Deed Book 1011
at Page 155 through 170.

The grantee assumes and agrees to pay the City of Simpsonville and Greenville County property
taxes on the with conveyed property for the tax year 1976 and all subsequent years.



1400
Greenville County
Stamps
Paid \$ 2.70
Act No. 343 Sec. 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 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 au-
thorized officers, this 10th day of June 19 76.

SIGNED, sealed and delivered in the presence of:

Gene B. Suttles
Dorothy B. Lambford

American Service Corporation of S. C. (SEAL)
A Corporation
By: J. D. Ewer
President
M. R. Muntz
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 10th day of June 19 76.
Deborah S. Martin (SEAL)
Notary Public for South Carolina.
My commission expires May 9th 1983

Gene B. Suttles

RECORDED this 10 day of JUN 10 1976 19 2:45 P. M., No. 32191

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