

Fant & Fant

TITLE TO REAL ESTATE — Offices of ~~XXXXXXXXXXXX~~ Attorneys at Law, 118 Broadus Ave., Greenville, S. C. 29601

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE, S. C.

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FILED
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DONNIE S. TANKERSLEY
R.H.C.

KNOW ALL MEN BY THESE PRESENTS, That Emily Lite, William M. McMillan, Nick A. Theodore, Thomas E. Macfie, & H. Harold Tarleton, Jr. in the State aforesaid, in consideration of the sum of Eight Thousand and No/100----- (\$8,000.00)--- Dollars to us in hand paid at and before the sealing of these presents by W. Jerrald Dempsey and Carol B. Dempsey (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said W. Jerrald Dempsey and Carol B. Dempsey, their heirs and assigns forever:

ALL that lot of land situate on the Southeast side of Montero Lane, near the City of Greenville in Greenville County, South Carolina, being shown as Lot No. 27 on Plat of Section I of Terra Pines Estates made by Piedmont Engineering Services, December, 1958 revised through March, 1966, recorded in the RMC Office for Greenville County, S.C. in Plat Book PPP at Page 18 and 19, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Montero Lane at the joint front corner of Lots 27 and 28; thence along the line of Lot 28, S. 49-44 E. 211.1 feet to an iron pin; thence N. 39-17 E. 200 feet to an iron pin; thence N. 49-47 W. 213.2 feet to an iron pin on the Southeast side of Montero Lane; thence along the Southeast side of Montero Lane, S. 38-42 W. 200 feet to the beginning corner.

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This conveyance is subject to all restrictions, zoning ordinances, easements and rights-of-way, of record, affecting the above described property. For Restrictions, applicable to Terra Pines Estates, see Deed Book 648, Page 116 and amendment of Restrictions recorded in Deed Book 781 at Page 609.

The grantors herein own the remaining unsold lots in the subdivision known as Terra Pines Estates which is shown on a Plat recorded in the RMC Office for Greenville County, S.C. in Plat Book PPP, Page 18 and 19, said grantors anticipate that at some future date they may deem it necessary to install sewer lines in the entire subdivision so as to provide sewer disposal for all lots in Terra Pines Estates through a public or private sewer system. Should such sewer lines be later installed by the grantors, their heirs and assigns, then the grantees herein, their heirs and assigns, by the acceptance of this deed agree to pay their prorata share of the cost which has been determined to be 1/40 of the total costs of such installation, to be paid to the grantors, their heirs and assigns, upon the completion of said sewer systems and prior to the time any connection is made to said line by the grantees. This obligation to pay the prorata share

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