

FILED
GREENVILLE, S. C.
JUL 19 3 16 PM '76
DONNIE S. TANKERSLEY
R.H.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that CAROLINA SPRINGS GOLF AND COUNTRY CLUB, INC.
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Simpsonville, State of South Carolina, in consideration of -----
-----TEN THOUSAND FIVE HUNDRED AND NO/100 (\$10,500.00)----- 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

WILLIAM R. AUSTIN, II and MYRTLE L. AUSTIN, their heirs and assigns forever:

All those certain pieces, parcels or lots of land in Greenville County, State of South Carolina, being known and designated as Lots Nos 1 and 72 on plat of Section I, COUNTRY ESTATES, prepared by W. R. Williams, Jr., dated February 1976, and recorded in the RMC Office for Greenville County in Plat Book 5-R at page 71, and having, according to said plat the following metes and bounds, to wit:

-140-555.5-1-23

LOT 1: BEGINNING at an iron pin on the Westerly edge of Carolina Way, at the right of way of Trans Continental Pipe Line and running thence with the Westerly edge of Carolina Way, S. 18-09 E., 157.6 feet to an iron pin; thence continuing with the curve of Carolina Way, the chord of which is S. 10-32 E., 96 feet to an iron pin; thence continuing with the curve of Carolina Way, the chord of which is S. 2-43 W., 91.4 feet to an iron pin; thence continuing with the curve of Carolina Way, the chord of which is S. 9-47 W., 56.15 feet to an iron pin at the joint front corner of Lots Nos. 1 and 2; thence with the joint line of said lots N. 63-45 W., 413.5 feet to a point on right of way of Trans Continental Pipe Line; thence with the line of said right of way, N. 56-50 E., 380 feet to the beginning corner, containing according to said plat, 1.73 acres, more or less.

LOT 73: BEGINNING at an iron pin on the Easterly edge of Carolina Way, which iron pin is located at the joint front corner of Lots Nos. 73 and 74; thence running with the joint line of said lots N. 83-25 E., 512.2 feet to a point; thence along property now or formerly, of Daniel M. Davenport, et al., S. 4-29 W., 98 feet to a point at the joint rear corner of Lots Nos. 72 and 73; thence with the joint line of said lots S. 73-51 W., 486.7 feet to an iron pin on the Easterly edge of Carolina Way; thence with the Easterly edge of Carolina Way, N. 13-10 W., 88.9 feet to an iron pin; thence continuing with the Easterly edge of Carolina Way N. 8-42 W., 88.8 feet to the beginning corner, containing according to said plat, 1.56 acres, more or less.

-140-555.5-1-51

Being a portion of the same property conveyed to the grantor herein by Hugh B. Cooper and William M. Chamblee, Sr., by deed dated February 21, 1975, recorded February 24, 1975, in Deed Volume 1014 at page 961.

This conveyance is made subject to the restrictive and protective covenants affecting Section I COUNTRY ESTATES, said Restrictive and Protective Covenants being recorded in the RMC Office for Greenville County in Deed Volume 1039 at page 330.

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 15 day of July 1976.

SIGNED, sealed and delivered in the presence of:
[Handwritten signatures]

CAROLINA SPRINGS GOLF and COUNTRY CLUB, INC. (SEAL)
A Corporation
By: *[Signature]*
President
[Signature]
Secretary

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Greenville County
Notary Public
\$33 \$ 11.55
Act No. 383 Sec. 1



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 15 day of July 1976
[Signature] (SEAL)
Notary Public for South Carolina.
My commission expires: 8-12-80

[Handwritten signature]

RECORDED this _____ day of _____ 19____, at _____ M., No. _____

(CONTINUED ON NEXT PAGE)

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