

Grantees Address 26 Debrahm Court,
Greenville S. C.

FILED
GREENVILLE CO. S. C.

AUG 10 4 59 PM '76

CONNIE S. TANKERSLEY
R.M.C.

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For True Consideration See Affidavit
Book 39 Page 1199

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that **CHANTICLEER REAL ESTATE CO.**
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 \$10.00 and other considerations
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
Barbara S. Smith, her heirs and assigns forever:

ALL that certain piece, parcel or lot of land, situate, lying and being in the
County of Greenville, State of South Carolina, on the North side of Debrahm Court and
being shown and designated as Lot Number One Hundred Sixty Two (162) on a plat of
Part I., Section IV., of Chanticleer Subdivision as shown by a plat there of made by
Webb Surveying and Mapping Company, dated December 3, 1969, and recorded in the
R. M. C. Office for Greenville County in Plat Book "4F" at Page 19, and having,
according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Debrahm Court at the joint front
corners of Lots 161 and 162, and running thence N. 53-28 E., 269.7 feet to an iron pin;
thence S. 27-18 E., 286.7 feet to an iron pin, thence S. 79-10 W., 127 feet to an iron pin;
thence S. 86-43 W., 122.5 feet to an iron pin on the right-of-way of Debrahm Court;
thence continuing along the curve of the right-of-way of Debrahm Court, the chord of
which is N. 11-47 W., 40 feet to an iron pin; thence continuing along the curve of the
right-of-way of Debrahm Court, the chord of which is N. 57-17 W., 40 feet to an iron
pin; thence continuing along the curve of the right-of-way of Debrahm Court, the chord
of which is N. 73-01 W., 47.7 feet; thence continuing along the right-of-way of Debrahm
Court N. 29-01 W., 47.7 feet to an iron pin, the point of beginning.

THIS property is conveyed subject to existing easements, restrictions and rights
of way upon or affecting said property, including, but not limited to, restrictive covenants
recorded in Deed Book 885, Page 255, and the easements indicated on the above referred
to plat.

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THIS lot is a portion of the same property which was conveyed to the Grantor by
deed from R. E. Hughes on 11-17-64, as recorded in Deed Book 766, at Page 175.

GRANTEE to pay 1976 County Taxes.



Greenville County
Sales
Tax \$58.30
Act No. 500 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 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 9th day of August, 1976. **CHANTICLEER REAL ESTATE CO.** (SEAL)
SIGNED, sealed and delivered in the presence of:

Patricia J. Stewart
Sandra B. Pittman

A Corporation
By: R. E. Hughes
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 Cor-
poration, 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 9th day of August, 1976, Patricia J. Stewart
Lisa D. Elmore (SEAL)

Notary Public for South Carolina.
My commission expires: 4-7-80

RECORDED this 10 day of August, 1976, at 4:59 P. M., No. 3985

WG 1.3

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