

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE }

For True Consideration See Affidavit  
 Book 39 Page 1265

FILED  
 GREENVILLE CO. S.C.  
 SEP 27 3 46 PM '76  
 CONNIE S. TANKERSLEY  
 R.M.C.

KNOW ALL MEN BY THESE PRESENTS that LAWYERS TITLE INSURANCE CORPORATION, a corporation duly organized and existing under the laws of Virginia, the grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration to it paid by RALPH D. KEOWN and SHIRLEY J. KEOWN, his wife, tenants in common, the grantees, whose present mailing address is Rt. 2, Huntington Road, Greenville, South Carolina, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto the grantees and to their heirs and assigns forever:

All that piece, parcel or lot of land situate, lying and being on the western side of Huntington Road near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 38 as shown on a plat of Huntington Subdivision prepared by Piedmont Engineers and Architects, and having according to a plat entitled "Property of W. C. Balentine," prepared by Piedmont Engineers and Architects, dated February 7, 1968, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "XXX", page 47, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Huntington Road at the joint front corner of Lots Nos. 37 and 38 and running thence with the line of Lot No. 37, N. 41-56 W. 345.75 feet to an iron pin in the line of Lot No. 36; thence with the line of Lot No. 36, N. 50-20 E. 50 feet to an iron pin; thence with the line of Lot No. 35 N. 52-45 E. 235.65 feet to an iron pin on the western side of Huntington Road; thence with the western side of Huntington Road following the curve thereof, the following courses and distances: S. 25-14 E. 71.3 feet to an iron pin; thence S. 21-26 E. 100 feet to an iron pin; thence S. 11-29 E. 100 feet to an iron pin; thence S. 2-44 W. 50 feet to an iron pin; thence S. 23-21 W. 50 feet to an iron pin; thence S. 36-20 W. 100 feet to the point of beginning. - 200 - 547.4 - 1 - 26

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-of-way of record or on the ground, along with tap fees, set back lines and zoning regulations.

This being the same property conveyed to grantor herein by deed of Frederick W. Preston and Orleen L. Preston and recorded in Deed Book 1039, page 58 in the Office of the Clerk of Court for Greenville County on July 2, 1976.

TO HAVE AND TO HOLD the same to said grantees and to their heirs and assigns forever. And the grantor hereby covenants that the premises hereby conveyed are free from any encumbrances by it made, and that it will warrant and defend the grantees against the lawful claims and demands of all persons claiming by, through or under it, but against no other.

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