

GREENVILLE COUNTY

For True Consideration See Affidavit

Book 40 Page 56

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) ss.

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 CLARENCE W. HARRIS, whose present mailing address is 115 St. Augustine Drive, Greenville, South Carolina, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto the grantee and to his heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being on the northeastern side of St. Augustine Drive, in the County of Greenville, State of South Carolina, being shown as Lot 17 on a plat of Pelham Estates, recorded in the RMC Office for Greenville County in Plat Book PPP, Pages 28 and 29, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of St. Augustine Drive at the corner of Lot 16, and running thence with the northeastern side of said Drive S. 58-43 E. 200 feet to an iron pin at the corner of Lot 18; thence with the line of said lot N. 31-17 E. 200 feet to an iron pin; thence N. 58-43 W. 200 feet to an iron pin at the corner of Lot 16; thence with the line of said lot S. 31-17 W. 200 feet to the beginning corner.

This lot is conveyed subject to restrictions of record in Deed Book 804, Page 111, and also subject to a 10 foot drainage easement over the rear of said lot as shown on the recorded plat thereof, and to all other easements of record which affect said property.

-202-543.6-1-17

This being the same property conveyed to the Grantor herein (NOTE) by deed of John A. Waugh dated April 21, 1977 of record in said Clerk's Office in Deed Book 1056 at page 56.

TO HAVE AND TO HOLD the same to said grantee and to his heirs and assigns forever, but subject to building and use restrictions. 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 grantee against the lawful claims and demands of all persons claiming by, through or under it, but against no other.

IN WITNESS WHEREOF, said LAWYERS TITLE INSURANCE CORPORATION, a Virginia corporation, has caused these presents to be executed

Notary Public Seal
PB. 11218

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
\$ 3.25

543.6

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