

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
MAY 18 3 37 PM '78

KNOW ALL MEN BY THESE PRESENTS, that JAMES K. COOLEY, Inc.

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

Ten and 10/100 (10.10) 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 James K. Cooley, his 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, and being known and designated as Lot No. 1 of Ridgewood Sub-Division, and, according to a plat prepared of said Subdivision by R. W. Bruce, September 27, 1971, and recorded in the POC Office for Greenville County, South Carolina in Plat Book 1-2, at Page 23, having the following notes and bounds, to-wit:

beginning at a point on the edge of Ridgewood Drive, joint front corner of Lots Nos. 1 and 2, and running thence with said Road N. 50-16 E. 137 feet to a point; thence S. 37-37 E. 131.4 feet to a point; thence S. 1-32 E. 157 feet to a point; thence S. 69-17 E. 67.5 feet to a point; thence with the joint line of Lots Nos. 1 and 2 N. 29-25 E. 257.1 feet to a point on the edge of Ridgewood Drive, the point of beginning.

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This property is conveyed subject to all easements, rights-of-way, restrictions, setback lines, roadways and zoning ordinances, if any, affecting the above-described property.

This is the same property conveyed to the Grantor herein by deed of J. L. Builders & Developers, Inc. recorded in the POC Office for Greenville County, South Carolina in Deed Book 1265, at Page 273, on October 17, 1977.

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 17th day of May 1978.

SIGNED, sealed and delivered in the presence of:

Charles B. Richardson
Dana C. Mitchell III

REALISTIC BUILDERS, INC. (SEAL)
A Corporation
By: *James K. Cooley*
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 Corporation, by its duly authorized officers, sign, seal and as the grantor's 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 17th day of May 1978.
Charles B. Richardson (SEAL)
Notary Public for South Carolina.

Dana C. Mitchell III

My commission expires: 6-30-79

RECORDED this day of MAY 18 1978, at 3:37 P.M., No. 34587

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