

FILED
GREENVILLE CO. S. C.
21 11 09 AM '79
JAMES S. TANNERLEY
R.H.C.

HAMILTON COUNTY, OHIO
MARION & JOHNSTON, ATTYS.

NOV 19 1979

SPECIAL WARRANTY DEED

STATE OF OHIO)
COUNTY OF HAMILTON)
109 Silver Creek Rd.
Greene, S.C. 29651

KNOW ALL MEN BY THESE PRESENTS, that The Kroger Co., a Corporation chartered under the laws of the State of Ohio and having a principal place of business at 1014 Vine Street, Cincinnati, State of Ohio, in consideration of Eighty-Six Thousand Five Hundred (86,500.00) 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 Timothy M. O'Neil and Marilyn J. O'Neil, his wife, their heirs and assigns forever, the following described Real Estate, to-wit:

All that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the western side of Silver Pine Court, in Greenville County, South Carolina, being shown and designated as Lot 315, on a plat of Map No. 1, Section 1, of SUGAR CREEK, made by C. O. Piddle, Surveyor, dated December 11, 1973, recorded in the RMC Office for Greenville County, S. C. in Plat Book 5-D at page 18 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Silver Pine Court at the joint front corner of Lots 316 and 315 and running thence with the western side of said Silver Pine Court N. 37-44-23 E. 85 feet, N. 7-44-23 E. 50 feet, N. 00-20-13 E. 38.42 feet to a point at the joint front corner of Lots 314 and 315; thence with the common line of said lots N. 67-03-38 E. 143.92 feet; thence S. 26-27-02 W. 104.06 feet to the joint rear corner of Lots 315 and 316; thence with the common line of said lot S. 52-15-37 E. 116.11 feet to a point on the western side of Silver Pine Court, the point of beginning; and being the same property conveyed to Robert D. Mere and Rosemarie B. Mere by deed of Cothran & Darby Builders, Inc. recorded May 5, 1977 in the RMC Office for Greenville County in Deed Book 1056, Page 57. Subject to Restrictions of record in the R.M.C. Office for Greenville Co., S.C., Deed Book 991 at page 876. Subject to easements, reservations, restrictions of record and maintenance charges, and to taxes and assessments for 1979 and subsequent years.

together with all and singular the rights, tenures, hereditaments and appurtenances to said premises belonging or in any wise

The foregoing conveyance is specifically made subject to any and all recorded rights of way, easements, restrictions, and zoning ordinances pertaining to the property herein conveyed, and in addition is subject to any of the foregoing which may appear from an inspection of the premises.

THIS being the same identical property conveyed unto The Kroger Co. by deed of Robert D. Mere and Rosemarie B. Mere dated February 2, 1979, recorded February 16, 1979, of record in the R.M.C. Office for Greenville County, S.C., in Deed Book 1097 at page 67.

HAMILTON COUNTY
RECORDED
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