

HUBBARD, KYATT & BANNISTER

TITLE TO REAL ESTATE-Prepared by HUBBARD, KYATT & BANNISTER, Attorneys at Law, Greenville, S. C.

1999-670

STATE OF SOUTH CAROLINA

County of GREENVILLE

KNOW ALL MEN BY THESE PRESENTS THAT COBB BUILDERS, INC.

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the

sum of Forty-nine Thousand Nine Hundred and No/100 (\$49,900.00) Dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto DONALD W. GROOMS and DEBORAH B. GROOMS, their heirs and assigns forever:

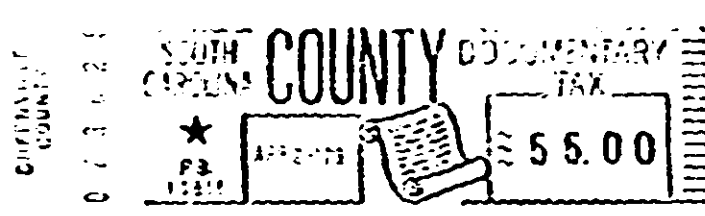
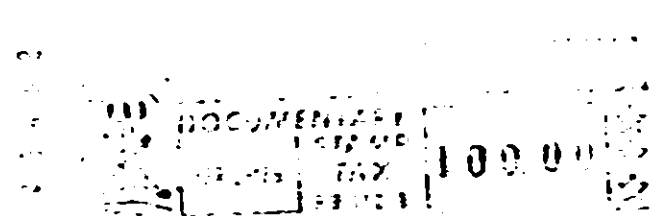
All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 180 on plat of Heritage Lakes Subdivision (formerly Saddle Horse Farms) recorded in Plat Book 6H, page 15 and having, according to a more recent plat entitled "Property of Donald W. Grooms and Deborah B. Grooms" prepared by R. B. Bruce, dated March 12, 1979, and recorded in Plat Book 7J, page 16, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Steeplechase Court, joint front corner of Lots 179 and 180 and running thence N 89-17-17 E 198.40 feet to an iron pin; thence turning and running along the line of property herein described and property shown as Tract B S1-49-58 E110.00 feet to an iron pin, joint rear corner of Lots 180 and 181; thence turning and running along the common line of Lots 180 and 181 S 89-17-17 W 198.40 feet to an iron pin on the easterly side of Steeplechase Court; thence running with the right of way of Steeplechase Court N 1-49-58 W 110.00 feet to an iron pin, the point of beginning.

- 206-539.5-1-58

This is the identical property conveyed to the grantor herein by deed of Comfortable Mortgages, Inc. recorded in Deed Book 1093, page 643 on December 13, 1978.

This conveyance is made subject to all easements, restrictions, setback lines, roadways and rights of way, if any, affecting the above described property.



Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the grantee(s) hereinafter named, successors, heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinafter named, and against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers.

on this the 11th day of MARCH seventy-nine.

in the year of our Lord one thousand nine hundred and COBB BUILDERS, INC.

Signed, sealed and delivered in the presence of [Signatures]

By [Signature] (I.S.)

STATE OF SOUTH CAROLINA County of GREENVILLE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he was J. W. Cobb as President of Cobb Builders, Inc.

corporation chartered under the laws of the State of South Carolina and as the act and deed of said corporation deliver the within written deed, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 11th day of MARCH, A.D. 1979. Notary Public for South Carolina. My commission expires: [Date]

Recorded April 6, 1979 at 1:47 P.M.

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