

Doc 19221
March 31 20623

DEED TO REAL ESTATE BY A CORPORATION

VOL 1102 PAGE 74

FILED
GREENVILLE CO. S. C.
MAY 9 1 10 PM '79
GENNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that **HUBRIS, INC.,**
A Corporation chartered under the laws of the state of **South Carolina** and having a principal place of business at
State of **South Carolina**, in consideration of

ONE AND NO/100 (\$1.00) ----- Dollars,
And assumption of mortgage as referred to below:
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 C. RYAN, JR., his heirs and assigns, forever:

ALL that certain piece, parcel or lot of land situate, lying and being on the Northeastern side of Crestwood Drive (formerly Old Paris Mountain Road) near the City of Greenville, County of Greenville, State of South Carolina, said premises being shown on a plat prepared by Webb Surveying & Mapping Co., dated November 3, 1970, revised November 11, 1970, entitled "Plat for W. A. Ashmore", (see plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4H, at Page 93) and on a plat prepared for Webb Surveying & Mapping Co., dated February, 1971, entitled "Plat for I. George Boudoucies", and having, in the aggregate, according to said plat, the following metes and bounds:

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BEGINNING at a point in or near the center of Crestwood Drive at the Northeastern corner of the premises herein described and running thence with the center line of Crestwood Drive, the traverse line which is S. 8-30 W. 153-feet to a point; thence continuing with the center line at Crestwood Drive S. 25-27 W. 224-feet to a point; thence with the line of property now or formerly of W. A. Ashmore N. 57-21 W. 239-feet to an iron pin in or near a stream; thence with the stream as the line, having a traverse line N. 20-44 E. 125.8-feet to an iron pin; thence S. 65-40 E. 22-feet to an iron pin; thence N. 28-45 E. 116.7-feet to an iron pin; thence with the line of property now or formerly of W. A. Ashmore the following courses and distances; S. 89-30 E. 46-feet to an iron pin; thence N. 9-30 E. 40-feet to an iron pin; thence S. 89-30 E. 25-feet to an iron pin; thence S. 9-30 W. 40-feet to an iron pin; thence S. 89-30 E. 173-feet to the point of beginning.

This being the same property conveyed to the grantor by deed of John T. Fouke, Jr. and Scherry V. Fouke as recorded in the R.M.C. Office for Greenville County in Deed Book 1076, at Page 26 on March 31, 1978.

The grantee assumes and agrees to pay that certain mortgage to Fidelity Federal Savings & Loan Association as recorded in the R.M.C. Office for Greenville County in Mortgage Book 1427, at Page 563 and having an approximate balance of \$49,587.69.

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 30th day of April 19 79

SIGNED, sealed and delivered in the presence of
HUBRIS, INC. (SEAL)
By James C. Ryan
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 its 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 30th day of April 19 79
Charles J. Lawrence (SEAL)
Notary Public for South Carolina
My commission expires 4-9-85

RECORDED this day of MAY 9 1979 at P. M. S.

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