

Grantee's Address: 105 Frankfort Court, Simpsonville, S. C. 29681
TITLE TO REAL ESTATE BY A CORPORATION—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

40 FEB 969

KNOW ALL MEN BY THESE PRESENTS, that American Service Corporation of South Carolina
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 No/100ths

-----Dollars,
and other valuable consideration
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto

CLARENCE WAYNE PHIPPS AND BARBARA L. PHIPPS, THEIR HEIRS AND
ASSIGNS, FOREVER:

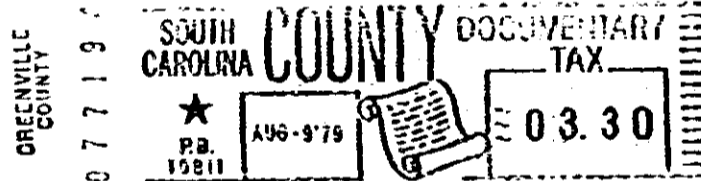
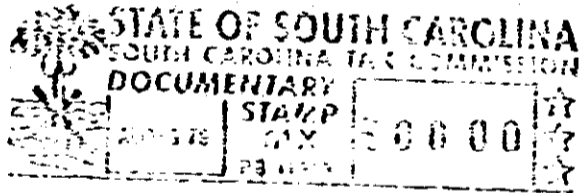
All that certain piece, parcel or strip of land situate, lying and being in the City of
Simpsonville, County of Greenville, State of South Carolina on the southwestern side of
Frankfort Court being the northern portion of Lot No. 12 of Powderhorn Subdivision, Section
1, as shown on a plat thereof recorded in the RMC Office for Greenville County, South
Carolina in Plat Book 4X, Page 95 and having according to a more recent survey by
Freeland and Associates dated April 12, 1979 and entitled "Powderhorn, Section 1--Lot
13 and part 12, Property of Franklin Enterprises" (said plat to be recorded herewith
in the RMC Office for Greenville County) the following metes and bounds, to-wit:

BEGINNING at a point on the southwestern side of Frankfort Court at the original joint
front corner of Lot 13 and Lot 12 and running thence with the southwestern side of
said Frankfort Court, S. 56-46 E. 30 feet and N. 82-21 E. 6 feet to a new iron pin;
thence along a new line through Lot 12, S. 57-34 W. 136.11 feet to a new iron pin;
thence N. 53-09 W. 33.19 feet to an iron pin at the original joint rear corner of
Lots 12 and 13; thence along the original lot line between Lots 12 and 13 to the
beginning corner.

Pr 323-1-14
-18-899 out of 323-1-13

This property is a part of that conveyed to the grantor herein by deed of The Kenyon
Piece Dye Works, Inc. recorded 10/16/72 in RMC Office for Greenville County in Deed
Book 958, Page 27.

This conveyance is made subject to all easements, rights of way and restrictions
appearing of record or on the premises as may be applicable to the above described
property as well as to applicable zoning laws and ordinances, if any.



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 24th day of ~~June~~ July 1979.
SIGNED, sealed and delivered in the presence of:

Jean B. Suttles
Ancy D. Barton

AMERICAN SERVICE CORPORATION OF SOUTH CAROLINA
(SEAL)

A Corporation
By: *Alma A. Holt*
President
Charles Colburn
Vice President

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, 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 24th day of July, 1979
Ancy D. Barton (SEAL) *Jean B. Suttles*

Notary Public for South Carolina.
My commission expires: 11-14-83

RECORDED this 9th day of August, 1979 at _____ M., No. 4765
at 10:52 A.M.

0.959

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