

MICHAEL O. HALLMAN, ATTORNEY AT LAW, GREENVILLE, S.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

S. C.

APR 29 '80

ASLEY

BOOK 1124 PAGE 800

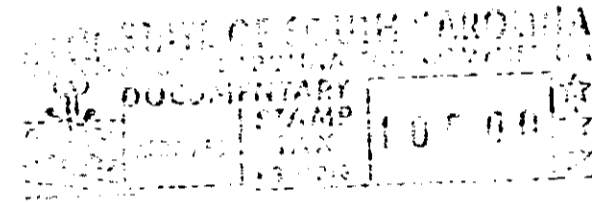
KNOW ALL MEN BY THESE PRESENTS, that A. J. PRINCE BUILDERS, INC. A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of Fifty Two Thousand Five Hundred and 00/100 (\$52,500.00) Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto JOHN F. TUTT, JR. AND DEBRA T. TUTT, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Spruce Court, and being known and designated as Lot No. 7 according to a plat of White Oak Hills Subdivision recorded in the Greenville County R.M.C. Office in Plat Book 7 C at Page 33, with reference to said plat being craved for the metes and bounds of said lot.

The above described property is a portion of the same acquired by Bobby Joe Jones Builders, Inc. and A. J. Prince Builders, Inc. by deed from L. H. Tankersley recorded May 15, 1979, with an undivided one-half interest in the subject lot being conveyed to A. J. Prince Builders, Inc. by deed from Bobby Joe Jones Builders, Inc. recorded October 25, 1979.

The within described property is hereby conveyed subject to all rights of way, easements, conditions, public roads, restrictive covenants and zoning ordinances affecting the subject property.

Grantees assume and agree to pay Greenville County property taxes for the tax year 1980 and subsequent tax years.



continued

Grantee's address: Spruce Court Greenville, S.C. 29611

(13) 305-134.6 -1 -7

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 of 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 28 day of April 19 80

SIGNED, sealed and delivered in the presence of:

A. J. PRINCE BUILDERS, INC. (SEAL)

A Corporation

By:

President A. J. PRINCE

Secretary

Michael O. Hallman
Martha A. Travers

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 28 day of April 19 80

Martha A. Travers (SEAL)
Notary Public for South Carolina. 7-22-85
My commission expires

Michael O. Hallman

Continued

Grantor, however, hereby expressly reserves to itself, its successors, assigns, and representatives, a 25 foot easement for installation and maintenance of a sanitary sewer line as shown on plat recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 70 at Page 83. Grantor further reserves the right to transfer said easement, or right of way over said easement, unto Berea Public Service Authority and/or to make such agreements, or otherwise transfer or assign said easement as Grantor deems advisable for the purpose of providing sanitary sewer to the subject property and other property.

#31805
Recorded Apr. 29, 1980 at 3:48 P.M.

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