

10 Kindlin Way
Fox Ridge at Pebble Creek
Taylors, South Carolina 29687

1134-552

TITLE TO REAL ESTATE - Offices of WILLIAM B. JAMES, Attorney at Law, 114 Williams Street, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
SEP 30 4 45 PM '80
DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that PREFERRED HOMES, 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

Seventy-Six Thousand Nine Hundred Fifty and No/100 (\$76,950.00)----- 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 Charles T. Lynn, Jr., his heirs and assigns forever,

ALL that piece, parcel or lot of land situate, lying and being on the Northern side of Kindlin Way, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 1 of a Subdivision known as Fox Ridge at Pebble Creek, Phase I, Plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 7-C at Page 67, and, according to said Plat, has the following metes and bounds, to-wit:

(12)-279-525.6-1-265

BEGINNING at an iron pin on the Northern side of Kindlin Way, which iron pin is 264.77 feet Southwest from the intersection of Kindlin Way and Pebble Creek Drive, and running thence N. 14-54 W. 41.25 feet to an iron pin; running thence N. 47-44 W. 110.26 feet to an iron pin; running thence S. 53-01 W. 58 feet to an iron pin at the joint rear corner of Lots Nos. 1 and 2; running thence with the joint line of said Lots S. 37-00 W. 145 feet to an iron pin on the Northern side of Kindlin Way; running thence with the Northern side of said Way N. 54-26 E. 63.08 feet to an iron pin, point of beginning.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject property.

This is the identical property conveyed to the Grantor herein by Deed of United Development Services, Inc. dated December 2, 1979, recorded December 18, 1979 in the RMC Office for Greenville County in Deed Book 1117 at Page 556.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP TAX \$154.00
GREENVILLE COUNTY
086626
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
SEP 30 '80
PB 12911
\$84.70

together with all and singular the rights, numbers, 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 September 19 80

SIGNED, sealed and delivered in the presence of: PREFERRED HOMES, INC. (SEAL)
A Corporation
By:

Susan R. Huskey
William B. James
President
Secretary

STATE OF SOUTH CAROLINA PROBATE
COUNTY OF Greenville 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 30th day of September 19 80
Notary Public for South Carolina (SEAL) Susan R. Huskey

RECORDED this 30th day of September 19 80 at 4:45 P. M., No. 10171

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SEP 30 80
267
4.0001

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