

DEED TO REAL ESTATE BY A CORPORATION

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

S.C.

PH '81

GREENVILLE'S ADDRESS:

1145-686
RT. 1
Box 267A
Simpsonville, SC
29681

KNOW ALL MEN BY THESE PRESENTS, that UFS Service Corporation

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Fountain Inn, State of South Carolina, in consideration of Seven Thousand Five Hundred and no/100ths-----(\$7,500.00)-----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 Professional Builders and Associates, a partnership, THEIR SUCCESSORS AND ASSIGNS FOREVER:

ALL that certain piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the Town of Fountain Inn, being shown and designated as Lot #5 of Quail Run Subdivision on a plat prepared by James E. Freeland, Registered Surveyor on October 30, 1980, said plat being recorded in the RMC Office for Greenville County in Plat Book 7X at Page 63, and having according to said plat, the following metes and bounds, to-wit:

18(699)354.3-1-5

BEGINNING at an iron pin on Quail Run Drive, joint front corner with Lot No. 6 and running thence along said Circle, S. 61-36 E., 125.0 feet to an iron pin on Quail Run Circle, joint corner with Lot No. 4; thence turning and running along the common line with Lot No. 4, S. 28-24 W., 200 feet to an iron pin; thence turning and running N. 61-36 W., 125.0 feet to an iron pin, joint corner with Lot No. 6; thence turning and running along the common line with Lot No. 6, N. 28-24 E., 200 feet to the point of beginning.

THIS is a portion of the property conveyed to the Grantors by deed of Werner B. McDannald, recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1128 at Page 296 on June 27, 1980.

THIS conveyance is made subject to any restrictions, right-of-ways, or easements that may appear of record on the recorded plat(s) or on the premises, and any "Restrictive and Protective Covenants" applicable to Quail Run Subdivision as recorded in the RMC Office for Greenville County in Book 1140 at Page 363.

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 21st day of May 19 81.

SIGNED, sealed and delivered in the presence of:

Richard C. Power
Richard C. Power

A Corporation UFS Service Corporation

By: *Stanley Johnson*
President
Richard C. Power
Treasurer

(SEAL)

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 21st day of May 19 81.

Francis P. Bentley (SEAL)
Notary Public for South Carolina.
My commission expires: 3-20-89

Richard C. Power

RECORDED this 22 day of May 19 81, at 3:23 P.M. No. 3414

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GREENVILLE COUNTY DOCUMENTARY TAX
08.25

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