

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

S.C.

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KNOW ALL MEN BY THESE PRESENTS, that JAMES LEARY BUILDERS, INC.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Simpsonville, State of South Carolina, in consideration of SIXTY-TWO THOUSAND AND 00/100 (\$62,000.00) 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 GRUDEN, JR. AND ANN GRUDEN, THEIR HEIRS & ASSIGNS FOREVER:

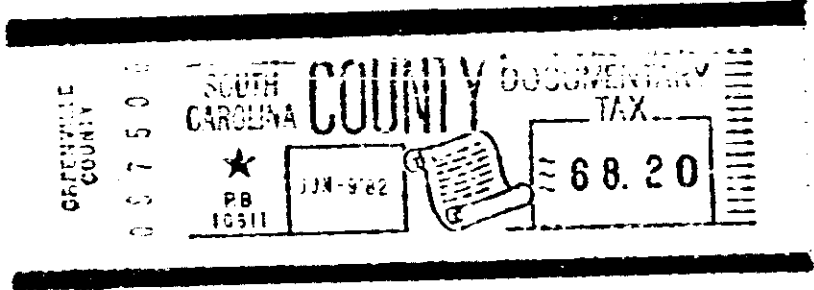
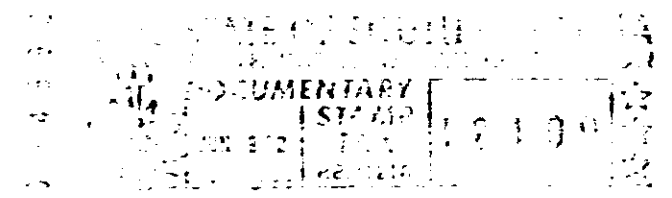
ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and known and designated as Lot No. 149 on plat of Brentwood, Section IV, recorded in Plat Book 5D, Page 43 on April 5, 1974, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southerly side of Brentwood Way, joint front corner of Lots 149 and 150 and running thence S 12-59 E 214.5 feet to an iron pin at an unnamed creek; thence turning and running with the meanders of said creek as follows: S 90-00 E 86.57 feet to an iron pin; thence N 7-54 E 86.22 feet to an iron pin, being the joint rear corner of Lots 148 and 149; thence running along the common line of said lots, N 18-26 W 162.69 feet to an iron pin on Brentwood Way; thence running along said Brentwood Way, S 72-09 W 100.0 feet to the point of beginning.

This conveyance is made subject to any restrictions, reservations, zoning ordinances, or easements that may appear of record, on the recorded plat(s), or on the premises.

18 (899) 319.2-1-77

Being the same property conveyed to the grantor herein by deed of James C. Leary, dated June 3, 1982 and recorded in the RMC Office for Greenville County on in Deed Book 1158, Page 106.



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 4th day of June 1982.

SIGNED, sealed and delivered in the presence of:

Signatures of witnesses: B. Jack Ruffner and Linda M. Bear.

JAMES LEARY BUILDERS, INC. (SEAL) A Corporation By: James Leary 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 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 4th day of June 19 82.

Signature of Notary Public for South Carolina (SEAL)

Signature of Linda M. Bear

My commission expires: 6-31-92

RECORDED this JUN 10 1982 19 at 2:31 P. M., No. 213011

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