

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
JUL 13 10 45 AM '83
DONNIE S. [unclear]

Address: [unclear]
[unclear]
[unclear]

KNOW ALL MEN BY THESE PRESENTS, that FAZIO AUTO COLLISION SERVICES, INC.
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 One and No/100 -----

----- (\$1.00) -----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 STEWART D. WYNN and THERESA F. WYNN, their heirs and assigns forever:

ALL that piece, parcel or tract of land situate, lying and being near Rutledge
Lake Road in Paris Mountain Township, Greenville County, South Carolina contain-
ing 3.72 acres, more or less, as shown on a plat entitled "Property of Stewart
Wynn and Theresa Wynn" made by Freeland and Associates dated January 18, 1983
recorded in the R.M.C. Office for Greenville County, South Carolina in Plat
Book 9V at Page 30 and having, according to said plat, the following
metes and bounds, to-wit: -13-280-509.3-1-11.3 -> 3.72 AC

BEGINNING at a point at the northwestern most corner of the within described
property in the line of property now or formerly belonging to Sara S. McCrary
at a point where the southern boundary of a Duke Power right-of-way 150 feet
in width crosses the said McCrary line and running thence along the southern
edge of said Duke Power right-of-way N. 89-30 E., 721.69 feet to a point in
or near the center line of a creek; thence with the center line of the creek
as the line, the traverse lines of which are S. 39-05 E., 116.80 feet to a point
and S. 31-35 E., 79.94 feet to an iron pin in the line of property now or former-
ly belonging to Frank Redding; thence along the Redding line S. 76-33 W., 606.33
feet to an iron pin in the Sara S. McCrary line; thence along the McCrary pro-
perty N. 40-08 W., 383.90 feet to the point of beginning.

The above property is a portion of the same property conveyed to the Grantor
by deed of Michael U. Fazio recorded May 25, 1971 in Deed Book 916 at Page
164 and is hereby conveyed subject to all rights-of-way, easements, conditions,
public roads and restrictive covenants reserved on plats and other instruments
of public record and actually existing on the ground affecting said property.

ALSO: The right to use an easement or right-of-way for ingress and egress to
and from Rutledge Lake Road heretofore granted to the Grantor by easement agree-
ment of Frank B. Redding and Rita Redding dated June 21, 1983 recorded in the
R.M.C. Office for Greenville County, South Carolina.

The Grantor herein does hereby reserve the right of ingress and egress over the
within described property over the existing dirt road 20 feet in width as shown
on the above described Freeland and Associates plat to and from the southern
edge of the within described property to property owned by the Grantor adjoining
the above described property on the northern side thereof.

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 au-
thorized officers, this 11th day of July 19 83.

(Signed, sealed and delivered in the presence of:

Jack Mitchell
[Signature]

FAZIO AUTO COLLISION SERVICES, INC. (SEAL)
(A Corporation)

By: Michael H. Fazio Sr. President

and _____ Secretary

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 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 11th day of July 19 83.

Jack Mitchell (SEAL)

Notary Public for South Carolina
My commission expires 11/3/97

RECORDED this 13th day of July 1983, at 10:45 A. M., No. 1309

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