

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

LIMITED WARRANTY
DEED OF REAL PROPERTY

VOL 1196 PAGE 70

GREENVILLE COUNTY
FILED
SEP 9 1983
BOHNIER

THIS DEED, executed the 8th day of September, 1983, by Bankers Trust of South Carolina whose mailing address is Post Office Box 448, Columbia, South Carolina 29201 (hereinafter referred to as "Grantor") to Charles W. Kearney, Jr. whose mailing address is 4001 Pelham Road, Apt. 282, Greer, South Carolina 29651 (hereinafter referred to as "Grantee").

WITNESSETH:

IN CONSIDERATION of the sum of Eight Thousand Two Hundred and 00/100 Dollars (\$8,200.00), receipt of which is acknowledged by Grantor, Grantor has granted, bargained, sold and released, and by this Deed grants, bargains, sells and releases to Grantee, his heirs and assigns the following real property:

ALL that piece, parcel or lot of land containing 2.87 acres, more or less, in the County of Greenville, State of South Carolina in Moonville Community near Carr Road and according to a survey for Bankers Trust of South Carolina, prepared by Carolina Surveying Co., which plat is recorded in Plat Book 97 at page 62 in the Office of the R.M.C. for Greenville County.

The property is more particularly described as follows: BEGINNING at an iron pin at the joint corner of property being mortgaged and property formerly of Blakely and Taylor which is Northwest corner of a 16.66 acre tract and running thence S. 87-11 E. 185.85 feet, more or less, to an iron pin; thence S. 11-35 E. 323.61 feet, more or less, to the center of a cul-de-sac; thence down the middle of said Farm Road, S. 09-00 W. 118 feet, more or less; thence leaving the center line of said Farm Road, S. 89-44 W. 354.31 feet, more or less, to an iron pin in the Taylor property; thence with the property, N. 15-19 E. 460.86 feet, more or less, to the beginning corner.

This property is subject to and located around part of a cul-de-sac and fifty (50') foot Farm Road which is 785 feet to the center line of Carr Road, this road now being known as Needle Court. The property as originally described was 16.66 acres bordering on the Southwest by Johnson; on the Northwest by Taylor; on the North by Blakely and on East by Mrs. Ruth Martin; and said 16.66 acres beginning 1193 feet plus or minus to the center line of Hood Road.

The conditions, if any, as contained in that certain deed from LeRoy Cannon Realty to Clifton Chapman and Robin Chapman are incorporated herein by reference. Said deed is dated February 26, 1980 and was recorded on the same date in the Greenville County R.M.C. Office in Deed Book 1181 at page 102.

19(45) 594.1-1-34.8

This conveyance is made subject to any conditions, restrictions or easements of record affecting the within-described property, including any which may be shown on a recorded plat.

This being the same property conveyed to the Grantor herein by deed of W. Daniel Yarborough, Jr., Master, Greenville County, which deed was recorded in the Office of the R.M.C. for Greenville County in Deed Vol. 1184 at page 498 dated March 16, 1983 and recorded on the same date.

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