

DEED ONLY
TITLE TO REAL ESTATE BY A CORPORATION

VOL 1200 PAGE 346

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
NOV 11 3 15 PM '83
JUNNIE WILLIAMS
R.M.C.

Loan Association)
KNOW ALL MEN BY THESE PRESENTS, that American Federal Bank, FSB (formerly American Federal Savings & Loan Association) and having a principal place of business at
A Corporation chartered under the laws of the state of ~~XXXX~~ United States of America
Greenville, State of South Carolina, in consideration of Eighty-Two Thousand and No/100 (\$82,000.00) 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 C. Groblewski, Jr. and Tonjia S. Groblewski, their heirs and assigns forever.

ALL that piece, parcel or lot of land situate in the State of South Carolina, County of Greenville, on the western side of Wembley Road, being known and designated as Lot No. 4, as shown on a Plat of Gower Estates, Section F, made by Campbell & Webb Surveying and Mapping Company, November, 1965, and recorded in the RMC Office of Greenville County, in Plat Book JJJ at Page 99, and having, according to said Plat the following metes and bounds, to wit.

BEGINNING at an iron pin on the western side of Wembley Road, at the joint front corner of Lots 4 and 5, and running thence with the common line of said Lots S 63-45 W. 236.2 feet to an iron pin; thence running N 26-15 W 115 feet to an iron pin at the joint rear corner of Lots 3 and 4; thence with the common line of said Lots N 63-45 E 269.2 feet to an iron pin on the western side of Wembley Road; thence with the line of said Wembley Road S 07-04 E 66.4 feet to an iron pin; thence continuing along line of Wembley Road S 15-41 E. 54.8 feet to an iron pin, the point of beginning.

Derivation: Deed of Ann Long Richardson recorded June 9, 1983, in Deed Book 1189 at Page 970. RMC Office for Greenville County.

This conveyance is subject to any an all existing reservations, easements, rights-of-way, zoning ordinances, and restrictions or protective covenants that may appear of record or on the premises.

15(500) 268.4-6-5

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY TAX
STAMP 164.00

GREENVILLE COUNTY
107666
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
NOV 11 '83
P.B. 10911
90.20

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 10th day of November 1983
SIGNED, sealed and delivered in the presence of:

Elizabeth Myers
Debra A. Morn... (Seal)

AMERICAN FEDERAL BANK, FSB (formerly AMERICAN FEDERAL SAVINGS & LOAN ASSOCIATION) (SEAL)
By: *Richard M. Duncan*
Senior Vice President, Richard M. Duncan
Bonnie Williams
Assistant Secretary, Bonnie Williams

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 its 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 10th day of November 19 83
Debra A. Morn... (Seal)

Elizabeth Myers

Notary Public for South Carolina
My commission expires: 4-2-91

RECORDED this day of NOV 11 1983 at 3:15 P. M., No. 15509