

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

For True Copy of Record

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Book 41 Page 1308

KNOW ALL MEN BY THESE PRESENTS, that Thelma H. Shaw, M. Milford Hammond, and Carl Hammond

in consideration of (\$5.00) and other valuable consideration the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Smith & Steele Builders, Inc., its successors and assigns forever.

ALL that certain piece, parcel, or tract of land in the State and County aforesaid being located on the north side of Brushy Creek Road and on the west side of Angie Drive, consisting of 10.952 acres on survey for Smith & Steele Builders, Inc. as prepared by C. O. Riddle Surveying Co., dated October 31, 1983, being recorded in the RMC Office for Greenville County, South Carolina in Plat Book 10-C, Page 75, and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Brushy Creek Road approximately 546 feet from the intersection of Brushy Creek Road and Angie Drive and running thence with the common line of property now or formerly owned by Robert and Peggy Odom N 33-16-29 E 463.49 feet to an iron pin; thence S 60-18-07 E 67.64 feet to an iron pin on Angie Drive; thence along Angie Drive N 9-30-49 W 664.66 feet to an iron pin in property of Gray Fox Run Subdivision; thence along a common line with lots of Gray Fox Run Subdivision S 83-53-23 W 533.8 feet to an iron pin; thence turning and continuing with a common line of Gray Fox Run Subdivision S 2-57-36 W 510.86 feet to an iron pin; thence along the common line of property being retained by Carl Hammond S 83-43-01 E 180.08 feet to an iron pin; thence S 22-35-57 W 305.0 feet to an iron pin in Brushy Creek Road; thence along Brushy Creek Road S 66-08-17 E 162.35 feet and S 62-16-05 E 162.34 feet to an iron pin being the point of beginning.

Subject to a five foot permanent easement for Carl Hammond for the sole purpose of allowing Carl Hammond to tap on to a public sewer line anticipated to be installed on the above described property. The location of this easement shall be in Grantee's sole discretion and shall be shown and designated as such on any subdivision plat prepared and recorded for the above described property. This easement shall be deemed to be appurtenant and run with the .853 acre tract of Carl Hammond which is contiguous to the above described property being located to the west of said property on Brushy Creek Road. This easement may be used for the benefit of one single family dwelling. Said easement includes the right to enter upon said property for the purposes of constructing and maintaining said sewer line all of which shall be done at the expense of Carl Hammond and/or his successors in interest.

This conveyance is made subject to all zoning ordinances, and public road and public utility rights-of-way and easements, as same may appear of record and/or on the property.

DERIVATION: Reference is made to the following deeds for Grantors' interest in the above described property:

- Deed of Thelma H. Shaw and M. Milford Hammond to Carl Hammond as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1192, Page 135, on July 12, 1983.
- Deed of Thelma H. Shaw and Carl Hammond to M. Milford Hammond as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1192, Page 136, on July 12, 1983.
- Deed of Carl Hammond and M. Milford Hammond to Thelma H. Shaw as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1192, Page 137, on July 12, 1983.
- Deed of Tom Hammond and Habel Hammond to Milford H. Hammond (same as M. Milford Hammond) as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 425, Page 431, on December 23, 1950.

The within described property consist of all or a portion of the property described in the above noted deeds as reference to said deeds and the above mentioned plat of C. O. Riddle so indicates.

(CONT'D ON OTHER SIDE)

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 11th day of November, 1983

SIGNED, sealed and delivered in the presence of:

Beverly A. Coppins
Timothy H. Jan

Thelma H. Shaw (Theima H. Shaw) (SEAL)
M. Milford Hammond (SEAL)
Carl Hammond (Carl Hammond) (SEAL)

STATE OF SOUTH CAROLINA
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PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) 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 November 1983

Timothy H. Jan (SEAL)
Notary Public for South Carolina

Beverly A. Coppins

My commission expires 10-14-86

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER CARL HAMMOND NOT MARRIED

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 11th day of November 1983

Timothy H. Jan (SEAL)
Notary Public for South Carolina

Ruby M. Hammond (Ruby M. Hammond)

My commission expires 10-14-86

RECORDED this day of 19 at M., No.

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NOTOR: 538.4-1-10.2

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