

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
S.C.
SOUTH CAROLINA
R.M.C. OFFICE

KNOW ALL MEN BY THESE PRESENTS, that Modern Home Builders, Inc.
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
City of Easley, State of South Carolina, in consideration of
One Dollar (\$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 Cora S. Berry, her heirs and assigns forever:

ALL that certain piece, parcel or tract of land situate, lying and being in
Beech Township, in the County of Greenville, State of South Carolina, situated
about one (1) mile north of the limits of Greer, South Carolina on Highway 101
and being more particularly described as parcel "A" on a plat prepared by Rob-
ert R. Spearman, Surveyor, dated February 9, 1984 and recorded in Plat Book 10-14
, at Page 72 in the R.M.C. Office for Greenville County, South Carolina as
having the following measurements and boundaries, to-wit:

BEGINNING at a point on the West side of South Carolina Highway 101, common
front corner of the herein described tract and other property of the Grantee
herein; thence running North 75-05 West 285.0 feet to a point; thence running
along the common line of the herein described tract and parcel "B" South 82-00
East 275.88 feet to a point on the west side of South Carolina Highway 101;
thence running along the west side of said highway South 03-37 East 35.0 feet
to the point of BEGINNING.

The above described property is conveyed and subject to any and all easements
and/or rights of way for roads, utilities, drainage, etc. as may appear of re-
cord and/or on premises and to any and all restrictions, convenants or zoning
ordinances affecting such property as appear of record.

The above described property is a portion of the same conveyed to the Grantor
herein by deed of Steven E. Rollins dated December 12, 1983, and recorded in
Deed Book 1306, at Page 144 in the R.M.C. Office for Greenville County,
South Carolina.

A.T. = T19-2-4
11(289) OUT OF = T19-2-4,1

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 16th day of February 19 84.

SIGNED, sealed and delivered in the presence of:

MODERN HOME BUILDERS, INC. (SEAL)

A Corporation

By John M. Albright
President

Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF PICKENS }

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 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 16th day of February 19 84.

James T. Sampy (SEAL)

James T. Sampy

Notary Public for South Carolina.
My commission expires: 1/30/90

RECORDED this day of FEB 17 1984 19 at 4.00 3 M., No. 31A01 25-100
at 12:58 P/M

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