

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

VOL 1211 PAGE 619

MAY 1 3 07 P.M. 1984  
R.M.C. OFFICE

KNOW ALL MEN BY THESE PRESENTS, that Southhill Builders & Developers, Inc.-----  
A 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 Sixty-three Thousand Five Hundred and No/100 -----  
(\$63,500.00) ----- 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 J. Dugas and Debra A. Dugas, their heirs and assigns forever:

ALL that piece, parcel or lot of land, with improvements thereon, situate, lying and being  
in the State of South Carolina, County of Greenville, near the City of Greenville and known  
and designated as Lot No. 74 of a subdivision known as Wedgewood Place, Section 1, on the  
southwestern side of Kestrel Court and according to plat recorded in the R.M.C. Office  
for Greenville County, S.C. in Plat Book 9-F at Page 76, has the following metes and bounds,  
to-wit:

BEGINNING at an iron pin on the southwestern side of Kestrel Court at the joint front corner  
of Lots Nos. 73 and 74 and running thence with the joint line of said lots S. 56-38 W., 150  
feet to an iron pin; thence N. 33-22 W., 81 feet to an iron pin at the joint rear corner of  
Lots Nos. 74 and 75; running thence with the joint line of said lots N. 56-38 E., 149.90  
feet to an iron pin on the southwestern side of Kestrel Court; running thence with the  
southwestern side of said court, S. 34-03 E., 9.41 feet to an iron pin; thence continuing  
S. 33-22 E., 71.6 feet to an iron pin, the point and place of beginning.

This is the same property conveyed to the Grantor herein by deed of Independent Properties,  
Inc. dated September 15, 1983 and recorded in the R.M.C. Office for Greenville County in  
Deed Book 1196 at Page 399 on the 16th day of September, 1983.

This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinan-  
ces, easements and rights-of-way, if any, affecting the above described property.

12-276-525.3-1-45

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX  
MAY 1 1984  
STAMP TAX  
127.00

GREENVILLE COUNTY  
11268  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
★ P.B. 1981  
MAY-1'84  
69.85

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 30th day of April 19 84.

SIGNED, sealed and delivered in the presence of:

SOUTHILL BUILDERS & DEVELOPERS, INC. (SEAL)  
A Corporation  
By: James W. Hayes  
President  
Secretary

Linda B. Gubrow  
John J. Dugas

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 30th day of April 19 84.

John J. Dugas (SEAL)  
Notary Public for South Carolina  
Val. Exp. 7/30/90.

Linda B. Gubrow

RECORDED this day of MAY 1 1984 19 at 3:07 P/ M. No. 34476

619

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