

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

VOL 1204 PAGE 278

KNOW ALL MEN BY THESE PRESENTS, that INDEPENDENT PROPERTIES, 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 Twelve Thousand and No/100 (\$12,000.00) 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 SOUTHILL BUILDERS & DEVELOPERS, INC., its successors and assigns forever:

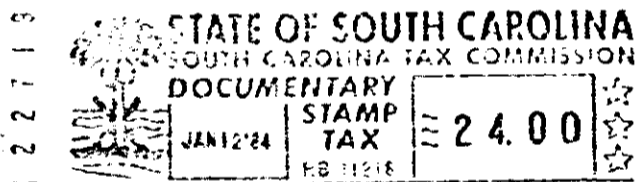
ALL that certain piece, parcel or lot of land, situate, lying and being on the eastern side of Kestrel Court near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 61 of a subdivision known as Section 1, Wedgewood Place according to survey by Carolina Surveying Co. dated December 7, 1983 and recorded in the R.M.C. Office for Greenville County in Plat Book 106, at Page 69, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the eastern side of Kestrel Court at the joint front corner of Lots Nos. 60 and 61 and running thence with the joint line of said lots N. 56-38 E., 140.0 feet to an old iron pin; running thence S. 2-08 E., 160 feet to an old iron pin at the joint rear corner of Lots Nos. 61 and 62; running thence with the joint line of said lots N. 76-00 W., 108.2 feet to an iron pin on the eastern side of Kestrel Court; running thence with the curve of Kestrel Court, N. 9-41 W., 40.17 feet to an old iron pin; thence N. 33-22 W., 20.56 feet to an old iron pin, the point and place of beginning.

This is a portion of the property conveyed to the Grantor herein by deed of Lillie Singleton dated December 17, 1982 and recorded in the R.M.C. Office for Greenville County in Deed Book 1179 at Page 357 on the 22nd day of December, 1982.

The within conveyance is made subject to any and all easements, covenants, restrictions, rights-of-way which may appear of record and/or actually existing on the ground affecting the subject property.

12 (276) 525.3-1-32



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 authorized officers, this 11th day of January 19 84.

SIGNED, sealed and delivered in the presence of:

INDEPENDENT PROPERTIES, INC. (SEAL)

A Corporation

By:

President

Secretary

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 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 January 19 84.

Notary Public for South Carolina My commission expires 3/30/90

RECORDED this 11th day of JAN 12 1984 19, at 11:03 A/ M., No. 278

0270

278-172