

State of South Carolina,
County of GREENVILLE CO. S. C.

FILED

SEP 25 2 58 PM '74

DONNIE S. TANKERSLEY
R.M.C.

2720

KNOW ALL MEN BY THESE PRESENTS, That We, Joseph F. Poterala and Laura L.

Poterala,

in the State aforesaid, in consideration of the sum of Thirty-nine Thousand Six Hundred Thirty-one and 29/100 (\$39,631.29) -----Dollars, and assumption of mortgage and second purchase-money mortgage described below, to us in hand paid at and before the sealing of these presents by

Gerald L. Barber and Sandra K. Barber

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents

do grant, bargain, sell and release unto the said Gerald L. Barber and Sandra K. Barber, their heirs and assigns forever:

All that lot of land in Greenville County, State of South Carolina, on the northern side of Edwards Road, near the City of Greenville, being shown as Lot 40-A on a survey entitled "Survey for J. F. Poterala and Laura L. Poterala," prepared by Carolina Surveying Co., dated August 11, 1971, and recorded in Plat Book at page and being described as follows:

BEGINNING at an iron pin on the northern side of Edwards Road at the joint front corner of Lots 40 and 40A and running thence N. 7-20 W. 230.6 feet to an iron pin at the joint rear corner of Lots 40 and 40A; thence N. 88-25 E. 5.6 feet to an iron pin; thence S. 70-41 E. 112.8 feet to an iron pin; thence S. 19-28 E. 107.25 feet to an iron pin; thence S. 50-40 E. 107.55 feet to an iron pin; thence N. 87-38 W. 75.3 feet along the right of way for Edwards Road; thence continuing with the right of way for Edwards Road, S. 86-50 W. 99.7 feet and S. 84-00 W. 19.5 feet to the point of beginning.

Being a portion of the property conveyed to the grantors herein by deed recorded in Deed Book 850 at page 226 and by deed of Botany Woods, Inc. to the grantors herein for Lot 40, Botany Woods Subdivision, Section 1.

This property is conveyed subject to restrictions recorded in Deed Book 650 at page 45, EXCEPT, HOWEVER, the restrictions under sub-paragraphs 1 and 5 under Paragraph III providing for the minimum distance on the side line and a minimum lot width of 140 feet and not imposed on that portion of this lot originally known as Lot 40-A conveyed to the grantors herein by deed recorded in Deed Book 850 at page 226 and such portion of the within conveyed lot is specifically excepted therefrom.

This lot is conveyed subject to all easements of record which affect said property.

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