STATE OF SOUTH CAROLINA

COUNTY OF **GREENVILLE** Jan 14 10 37 AH '76 CONNIE S. TANKERSLEY

R.H.C.

KNOW ALL MEN BY THESE PRESENTS, that

Southland Properties, Inc.

South Carolina A Corporation chartered under the laws of the State of

and having a principal place of business at

Greenville, State of

South Carolina

, in consideration of

Nine Thousand, Four Hundred Fifty and No/100-----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 4-D Builders Corporation, its successors and assigns forever

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 17 of a subdivision known as River Downs according to a plat thereof prepared by Piedmont Engineers, Architects and Planners dated July 17, 1974, and recorded in the RMC Office for Greenville County in Plat Book 4-R at pages 75 and 76 and having, according to said plat, the following metes and bounds, to-wit: 195-535.4-1-17 Notes

BEGINNING at an iron pin on the southern side of Morgan Court, joint front corner of Lots 16 and 17 and running thence with the joint line of said lots S. 40-45 W. 432.37 feet to an iron pin at the joint rear corner of Lots 16 and 17 and running thence with the joint line of said lots S. 46-01 E. 155.13 feet to an iron pin on the edge of a branch; running thence with the branch as the line, the traverse line of which is N. 75-35 E. 131.69 feet to an iron pin at the joint rear corner of Lots 17 and 18 and running thence with the joint line of said lots N. 19-33 E. 387.53 feet to an iron pin on the southern side of Morgan Court, joint front corner of Lots 17 and 18; running thence with the southern side of Morgan Court N. 75-00 W. 28 feet; N. 65-00 W. 63 feet and N. 51-00 W. 4 feet to the point of BEGINNING.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s) or on the premises.

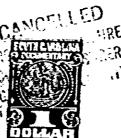












together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or oppertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. 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 9th day of January

SIGNED, sealed and delivered in the presence of:

SOUTHLAND PROPERTI A Corporation By:

President

Secretory

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 9th day of January

Notary Public for South Carolina. My Commission Expires: RECORDED this.

10:37 <u> 14 N. j. 4. 1976 - 19</u>