

DONNIE S. TANKERSLEY
R.H.C.

MORTON, DRAWDY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.A. 307 PETTIGRU STREET, GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

JAN 26 2 23 PM '76

DONNIE S. TANKERSLEY

VOL 1030 PAGE 656

KNOW ALL MEN BY THESE PRESENTS, that **AMERICAN SERVICE CORPORATION OF SOUTH CAROLINA**
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 **SIX THOUSAND AND 00/100**-----
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 **JEFF R. RICHARDSON, JR.,** his heirs and assigns forever:

ALL that piece, parcel or lot of land located, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 5 on Plat entitled Section 1, Powderhorn, dated July 26, 1973, most recently revised March 1, 1974, prepared by Piedmont Engineers and Architects, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4X at Page 95, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Northwestern side of Rabon Court at the joint front corner of Lots Nos. 6 and 5; and running thence along the joint line of said Lots N. 59-31 W. 110.0 feet to a point at the joint rear corner of Lots 6 and 5; thence along the rear line of Lot 5, S. 20-27 W. 121.50 feet to a point; thence proceeding S. 53-01 E. 45.0 feet to a point, the joint rear line of Lots 4 and 5; thence proceeding along the joint line of Lots 4 and 5 N. 68-34 E. 102.0 feet to a point on Rabon Court; thence along said Rabon Court N. 6-28 W. 25.0 feet to a point; thence N. 21-27 E. 25.0 feet to the point and place of BEGINNING.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground affecting the subject property, and particularly to the covenants, conditions, restrictions applicable to Powderhorn, Section I, recorded in the RMC Office for Greenville County, S. C. in Deed Book 1011, at Pages 155-170.

The Grantee agrees and assumes to pay the City of Simpsonville and Greenville County property taxes on the within conveyed property for the tax year 1976 and all subsequent years.

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13.00
Greenville County
Stamps
Paid \$ 6.60
Act No. 330 Sec. 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 of any part thereof.

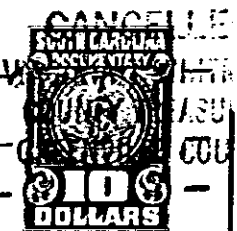
IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 8 day of January 19 76.

SIGNED, sealed and delivered in the presence of:

AMERICAN SERVICE CORPORATION OF SOUTH CAROLINA (SEAL)
A Corporation

DeWanda J. Johnson
Richard M. Dunca

By: W.D. Ewin
President
M.R. Muralt
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 8 day of January 19 76
Richard M. Dunca (SEAL)
Notary Public for South Carolina.
My commission expires 5-21-84

DeWanda J. Johnson

RECORDED this day of JAN 26 1976 at 2:23 P.M., N



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