

DEED TO REAL ESTATE BY A CORPORATION

GREENVILLE CO. SOUTH CAROLINA
JUN 21 1979
W. S. STANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
DOCUMENTARY

KNOW ALL MEN BY THESE PRESENTS, that Jeffco Enterprises, 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 Forty-Five Thousand and no/100ths (\$45,000.00) ----- 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 Thomas C. Cobb, his heirs and assigns, forever;

ALL that piece, parcel or lot of land situate, lying and being on the eastern side of Lee East Court, in the County of Greenville, near the City of Greenville, State of South Carolina, and being known and designated as Lot No. 11 of a subdivision known as Lee East, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 6H, at Page 40, and according to said plat, has the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Lee East Court, joint front corner of Lots 10 and 11, and running thence with the joint line of said lots, N. 56-10 E., 183.6 feet to an iron pin in the line of Edwards Street; running thence with the western side of said Street, S. 0-04 E., 148.44 feet to an iron pin at the joint rear corner of Lots 11 and 12; running thence with the joint line of said lots, N. 86-17 W., 138.4 feet to an iron pin on the eastern side of Lee East Court; running thence with the eastern side of said Court, which line is curved, the chord of which is N. 21-22 W., 40 feet to an iron pin, point of beginning.

This being the same property conveyed unto Jeffco Enterprises, Inc. by deed of C. S. Willingham, dated June 12, 1979, recorded in Deed Book 1105, at Page 257, on June 20, 1979, in the R.M.C. Office for Greenville County.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject property, and particularly to the beautification easement as shown on the recorded plat, which is twenty feet along Edwards Street. It is expressly understood that no driveway for ingress or egress will be made to Edwards Street from this Lot. This lot is also subject to a ten foot drainage easement along the northern boundary and a forty-five foot set back line. In addition, this property is conveyed subject to an easement of Taylors Fire and Sewer District recorded in Deed Book 1090 at Page 221 in the R.M.C. Office for Greenville, S.C., and subject to an Agreement between the Grantor herein and the Taylors Fire and Sewer District dated June 19, 1979, and recorded in Deed Book 1105, at Page 252, in the R.M.C. Office for Greenville County, South Carolina.

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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 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 21st day of June 19 79.

SIGNED, sealed and delivered in the presence of:

JEFFCO ENTERPRISES, INC. (SEAL)

A Corporation
By:

John B. Steward

President

W. Lewis Chamberlain

Secretary

671 JUN 21 1979

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

GREENVILLE COUNTY
7 5 8
SOUTH CAROLINA COUNTY TAX
JUN 21 1979
49.00

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 its 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 21st day of June 19 79.

W. Lewis Chamberlain SEAL

Notary Public for South Carolina.
My commission expires: 4/17/80

RECORDED this JUN 21 1979 day of 19 at 1:24 P. M. No. 4328

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