

GREENVILLE S.C.

TITLE TO REAL ESTATE BY A CORPORATION JUL 29 3 51 PM '83

VOL 1193 PAGE 434

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. CAMPBELL
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that JAMES LEARY BUILDERS, 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 ONE HUNDRED AND FOUR THOUSAND AND NO/100-----(\$104,000.00)----- 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 DENNIS C. EDWARDS AND ROBERTA F. EDWARDS, THEIR HEIRS 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. 36 ON PLAT OF "BROOKFIELD WEST, SECTION 11", RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK 7-X AT PAGE 88, AND BEING FURTHER SHOWN ON A MORE RECENT PLAT MADE BY FREELAND & ASSOCIATES, ENTITLED "PROPERTY OF DENNIS C. EDWARDS AND ROBERTA F. EDWARDS", AND HAVING, ACCORDING TO SAID PLATS, THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT AN IRON PIN ON THE SOUTHERN SIDE OF BRYNHURST COURT, JOINT FRONT CORNER OF LOTS NOS. 35 AND 36, AND RUNNING THENCE WITH THE COMMON LINE OF SAID LOTS, S. 26-35 E. 132.21 FEET TO AN IRON PIN; THENCE TURNING AND RUNNING ALONG THE LINE OF LOT 37, S. 72-36 W. 148.14 FEET TO AN IRON PIN ON THE EASTERN SIDE OF GILDERBROOK ROAD; THENCE TURNING AND RUNNING ALONG THE EASTERN SIDE OF GILDERBROOK ROAD, N. 17-24 W. 85 FEET TO AN IRON PIN AT THE INTERSECTION OF SAID GILDERBROOK ROAD WITH BRYNHURST COURT; THENCE TURNING AND RUNNING WITH THE INTERSECTION OF SAID ROAD AND COURT, N. 23-01 E. 38.07 FEET TO AN IRON PIN ON THE SOUTHERN SIDE OF BRYNHURST COURT; THENCE TURNING AND RUNNING ALONG SAID BRYNHURST COURT, N. 63-25 E. 103.71 FEET TO AN IRON PIN, THE POINT OF BEGINNING.

THIS IS THE SAME PROPERTY CONVEYED TO THE GRANTOR HEREIN BY DEED OF THE VISTA CO., INC. AND DEE A. SMITH COMPANY, INC., DATED JANUARY 12, 1983, AND RECORDED JANUARY 14, 1983, IN GREENVILLE COUNTY DEED BOOK 1180 AT PAGE 868.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, SETBACK LINES, ROADWAYS, ZONING ORDINANCES, EASEMENTS AND RIGHTS-OF-WAY, IF ANY, AFFECTING THE ABOVE DESCRIBED PROPERTY.

11(195) 540.21-1-7

GRANTEES' ADDRESS: 2 BRYNHURST COURT, GREENVILLE, S. C., 29615.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX STAMP
208.00

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ JUL 25 '83
PB. 1981 114.40

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 29 day of JULY 19 83

SIGNED, sealed and delivered in the presence of:

JAMES LEARY BUILDERS, INC. (SEAL)

A Corporation

By:

Kathryn D. Cunningham

President

Will B. Long Jr

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 its act and deed, deliver the within written Deed, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN before me this 29 day of JULY 19 83

Kathryn D. Cunningham (SEAL)

Notary Public for South Carolina.
My commission expires: 2/9/92

RECORDED this 29th day of July 1983 at 3:51 P/ M., No. 3377

0.434

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