

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
OCT 24 2 28 PM '83
Grantee(s) Address:
Post Office Box 10045
Greenville, SC 29603

VOL 1199 PAGE 88

KNOW ALL MEN BY THESE PRESENTS, that **DONNIE S. FAIRBANKS**, President, **SMITH AND STEELE 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

Forty-nine thousand seven hundred seventy-three and no/100ths ----- 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 **JACK D. GRIFFETH**, his heirs and assigns forever

ALL that certain piece, parcel or lot of land, together with all improvements thereon or hereafter constructed thereon, situate lying and being on the eastern side of Lowndes Avenue, also known as Hudson Road, in the County of Greenville, State of South Carolina, being shown as Lot C on Summary Plat of Smith & Steele Builders, Inc., dated May 18, 1983, recorded in Plat Book 9-T at page 82 and having, according to a more recent plat of Jack D. Griffeth prepared by Freeland and Associates dated October, 1983 and recorded in Plat Book 10-D at Page 27 in the Greenville County RMC Office, the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Lowndes Avenue at the joint front corner of Lots B and C and running thence along the common line of said Lots N 54-30 E, 177.97 feet to a point in the center of a creek at the joint rear corner of said Lots; thence along the center line of said creek, the traverse of which S 31-09 E, 16.39 feet to point; thence continuing along the center line of said creek, the traverse of which is S 45-06 E, 59.66 feet to a point in the center of said creek at the joint rear corner of the within described property and property now or formerly belonging to Kirby; thence along the common line of said Kirby property S 54-30 W, 197.21 feet to an iron pin on the eastern side of Lowndes Avenue at the joint front corner of said Kirby property; thence along the eastern side of said Avenue N 31-49 W, 75.32 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Gertrude Newman to Smith and Steele Builders, Inc. recorded August 8, 1983 in Deed Book 1193 at page 982 in the Greenville County RMC Office.

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record 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 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 24th day of October 1983.

SIGNED, sealed and delivered in the presence of:

S. Gray Walsh
Betty C. Minnis

SMITH AND STEELE BUILDERS, Inc. (SEAL)
A Corporation
By: Ted D. Smith
President & Secretary - Ted D. Smith
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, 24th day of October 1983 .

S. Gray Walsh (SEAL)
Notary Public for South Carolina.

Betty C. Minnis
Betty C. Minnis

My commission expires: 6-15-89

RECORDED this _____ day of _____ 19____, at _____ M, No. _____