

Fant & Fant

TITLE TO REAL ESTATE — Offices of ~~XXXXXXXXXXXXXXXXXXXX~~ Attorneys at Law, 118 Broadus Ave., Greenville, S. C. 29601

VOL 1043 PAGE 876

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

103 Halloran Ave
Greenville S.C. 29609

FILED
GREENVILLE CO. S. C.

OCT 1 10 25 AM '77
LONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, That Jimmy D. Charping and Ann R.

Charping

in the State aforesaid, in consideration of the sum of Ten Thousand and No/100-----
-----(\$10,000.00)----- Dollars

to us in hand paid at and before the sealing of these presents
by James V. Phoa and Phyllis G. Phoa

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these
presents do grant, bargain, sell and release unto the said James V. Phoa and Phyllis G.
Phoa, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land in the County of Greenville
State of South Carolina, shown and designated as Lot No. 31 on Map 3
of Halloran Height, recorded in the RMC Office for Greenville County,
S.C. in Plat Book EE at Page 83, and having, according to said plat,
the following metes and bounds, to-wit:

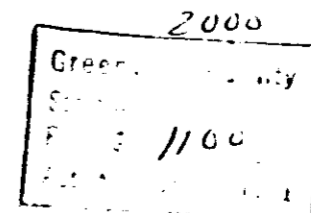
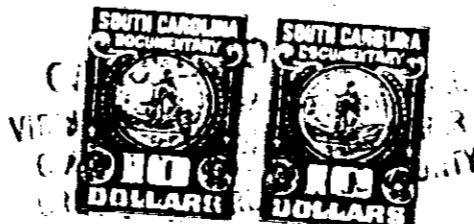
BEGINNING at a point on the westerly side of Audubon Drive, said
point being near a lake-dam, and running thence with said Drive,
N. 19-04 E. 58 feet to a point; thence continuing with said Drive,
N. 19-04 E. 34.3 feet to a point; thence still with the westerly
side of said Drive, N. 44-39 E. 149.8 feet to a point; thence with
the curve of the intersection of Audubon Drive and Woodhaven Drive,
the chord of which is N. 43-06 W. 18.8 feet to a point on the
southerly side of Woodhaven Drive; thence with the southerly side
of Woodhave Drive, N. 79-02 W. 182.3 feet to a point; thence still
continuing with the southerly side of said Drive, N. 77-44 W. 40.7
feet to the joint corner of Lots Nos. 30 and 31; thence with the
joint line of said lots, S. 44-23 W. 301.6 feet to a point in or
near a lake; thence along and near the center of said lake, S. 72-42
E. 115.7 feet to a point; thence still on a line near the center of
said lake, in an easterly direction, 195 feet, more or less, to the
point of beginning.

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This being the same property conveyed to the grantors herein by
deed of E. D. Harrell, Jr., Eunice M. Harrell, Allen L. Causey and
Leila J. Causey, dated March 29, 1971, and recorded in the RMC
Office for Greenville County, South Carolina in Deed Book 912 at
Page 55.

This conveyance is subject to all restrictions, zoning ordinances,
easements and rights-of-way, of record, affecting the above described
property.

Grantee is to pay 1976 taxes.



4328 (W-2)