

TITLE TO REAL ESTATE BY A CORPORATION

S. C.

PM '82

BSLEY

Grantee's Mailing Address:
809 Powderhorn Road
Simpsonville, South Carolina 29681

BOOK 1163 PAGE 71

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

28067 OME LH
Robert B. Fowler, et al
323-1-174

KNOW ALL MEN BY THESE PRESENTS, that **AMERICAN SERVICE CORPORATION OF S. C.**
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 **Sixty Eight Thousand Five**
Hundred and No/100-----Dollars, (\$68,500.00)-----

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

ROBERT B. FOWLER AND NANCY M. FOWLER, their heirs and assigns forever:

ALL that lot of land situate on the northerly side of Powderhorn Road, in the County of Greenville, State of South Carolina, being shown as Lot 187 on a plat of Powderhorn Subdivision, prepared by C. O. Riddle, Surveyor, and recorded in the RMC Office for Greenville County in Plat Book 8P at Page 22, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin along Powderhorn Road at the joint front corner of Lot 187 and Lot 186 and running thence with the common line of Lot 187 and Lot 186 N. 39-05-15 W. 102.88 feet to an iron pin at the joint rear corner of Lot 187 and Lot 188; running thence with the common line of Lot 187 and Lot 188 N. 50-54-45 E. 140 feet to an iron pin along Appomattox Drive at a joint corner of Lot 187 and Lot 188; running thence along Appomattox Drive S. 39-05-15 E. 103.82 feet to an iron pin; and S. 6-40-38 W. 34.88 feet to an iron pin along Powderhorn Road; running thence along Powderhorn Road S. 63-18-27 W. 117.75 feet to the point of beginning.

18 (899) 323-1-174

This is a portion of the property conveyed to the Grantor herein by deed of The Kenyon Place Dyeworks, Inc., dated October 11, 1972 and recorded October 16, 1972, in the RMC Office for Greenville County in Deed Book 958 at Page 27.

This conveyance is made subject to a Duke Power Company easement as is shown on the above referred to plat, also, to a 5 foot drainage and utilities easement along each side of all side and rear lot lines, as well as 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 ground.

DOCUMENTARY STAMP 13700

GREENVILLE COUNTY 55935 SOUTH CAROLINA COUNTY DOCUMENTARY TAX 75.35 MAR--92

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 **26** day of **February** 19 **82**
SIGNED, sealed and delivered in the presence of:

Lyell Blackburn
Edward E. ...

AMERICAN SERVICE CORPORATION OF S. C. (SEAL)
A Corporation
By: *Charles J. Carberry*
Executive Vice President
Ray D. Jordan
Treasurer

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 to before me this **26** day of **February** 19 **82**
Edward E. ... (SEAL) *Lyell Blackburn*

Notary Public for South Carolina
My commission expires: **10/17/89**

RECORDED **MAR 1 1982** of 19 at 12:47 P. M. No. 15005

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