

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Modern Home Builders, Inc.
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
City of Easley, State of South Carolina, in consideration of
Fifty-nine Thousand Five Hundred and no/100 (\$59,500.00) ----- 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 Steve E. Rollins and Chris B. Rollins, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being in Beech
Springs Township, Greenville County, State of South Carolina, situated about
one (1) mile North of the limits of Greer, South Carolina, on Highway 101, be-
ing more particularly described according to a plat prepared by Robert R. Spear-
man, Surveyor, dated February 9, 1984 and recorded in Plat Book 10-11, at Page
73 in the R.M.C Office for Greenville County, South Carolina, as having the
following measurements and boundaries, to-wit:

BEGINNING at a point on the west side of South Carolina Highway 101 at the com-
mon corner of the herein described tract and property of Cora S. Berry; thence
running along the common line of said tracts, North 82-00 West 275.88 feet to
a point; thence continuing North 12-14 East 233.00 feet to a point; thence run-
ning South 55-34 East 262.36 feet to a point on the West side of the South Caro-
lina Highway 101; thence running with said Highway South 03-37 East 118.0 feet
to point of BEGINNING.

The above described property is conveyed subject to any and all easements
and/or rights of way for roads, utilities, drainage, etc. as may appear of re-
cord and/or on premises and to any and all restrictions, covenants or zoning
ordinances affecting such property as appear of record.

The above described property is the same conveyed to Grantor herein by deed
dated December 22, 1983 from Steve E. Rollins and recorded in Deed Book 1201,
at Page 124 in the R.M.C. Office for Greenville County, S.C. and by deed from
Cora S. Berry dated February, 1984 and recorded in Deed Book 1201, at Page
121 in the R.M.C. Office for Greenville County, S.C.

11(289) T19-1-4.1

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY TAX
119.00

GREENVILLE COUNTY
109508
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ FEB 16 '84
PB 10911
65.45

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)' 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)' 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 16th day of February 19 84.

SIGNED, sealed and delivered in the presence of:

MODERN HOME BUILDERS, INC. (SEAL)

A Corporation

By:

James H. Rapp
William T. ...

Jim M. ...
President
Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF PICKENS }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, 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 16th day of February 19 84..

James H. Rapp (SEAL)

Notary Public for South Carolina.
My commission expires: 1/30/90

RECORDED this day of FEB 17 1984 19 at 4:00 P.M. No 31A01 25209
at 1:00 P/M

1270

4328-72