

MICHAEL O. HALLMAN, ATTORNEY AT LAW, GREENVILLE, S.C.

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STATE OF SOUTH CAROLINA

4 29 PM '80
TANKERSLEY

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that A. J. PRINCE 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 Six Thousand and 00/100 (\$46,000.00)

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

CHARLES D. KERNODLE AND JONELL KERNODLE, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of Lenhardt Road, and being known and designated as Lot No. 2 according to a plat of White Oak Hills Subdivision, Section 1, prepared by Clarkson Surveying dated June 21, 1979, and recorded in the Greenville County R.M.C. Office in Plat Book 7C at Page 33, with reference to said plat being hereby craved for the metes and bounds description of said lot.

The above described property is a portion of the same acquired by the Grantor herein, A. J. Prince Builders, Inc. and Bobby Joe Jones Builders, Inc. by deed from L. H. Tankersley, recorded May 15, 1979 in Deed Volume 1192 at Page 458, with an undivided one-half interest in the subject lot being conveyed to A. J. Prince Builders, Inc. by Bobby Joe Jones Builders, Inc. by deed recorded September 14, 1979 in the Greenville County R.M.C. Office. The above described property is conveyed subject to all rights of way, easements, conditions, public roads, restrictive covenants and zoning ordinances affecting the subject property.

-13-305-846-1-2

Grantor, however, hereby expressly reserves to itself, its successors, assigns, and representatives, an easement for installation and maintenance of a sanitary sewer line as shown on plat recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 7-4 at Page 6. Grantor further reserves the right to transfer said easement, or right of way over said easement, unto Berea Public Service Authority and/or to make such agreements, or otherwise transfer or assign said easement as Grantor deems advisable for the purpose of providing sanitary sewer to the subject property and other property. Said sanitary sewer easement reserved hereunder shall be as shown on said plat and shall affect a portion of the property conveyed in this deed as follows:

2 Lenhardt Road
Greenville, S. C. 29611

A strip of land 11.0 feet in width running approximately parallel to the common line of Lot #3 of White Oak Hills, (Continued)

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 of 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 22 day of January 19 80

SIGNED, sealed and delivered in the presence of:

A. J. PRINCE BUILDERS, INC. (SEAL)

A Corporation

By:

President

A. J. PRINCE

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 22 day of January 19 80

Notary Public for South Carolina. (SEAL) 7-22-85

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

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