

254 S. Almond Drive, Simpsonville, S. C. 29681

VOL 1192 PAGE 424

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GRANTEE'S ADDRESS:

GREENVILLE S.C.
FILED
JUL 15 2 20 PM '83
DONNIE S. R.M.C. CHURCHLEY

KNOW ALL MEN BY THESE PRESENTS, that JAMES LEARY BUILDERS, INC.

in consideration of Ninety-seven thousand and no/100-----(\$97,000.00)-----Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto THOMAS H. BOCKSTIEGEL and JUDITH E. BOCKSTIEGEL, their heirs and assigns forever:

ALL that certain pice, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, shown and designated as Lot No. 254 on plat of Poinsettia, Sheet Two, Section V and recorded in the RMC Office for Greenville County in Plat Book 5-P, Page 34, and also as shown on a more recent plat of Property of James Leary Builders, dated October 25, 1982, prepared by Richard D. Wooten, Jr., RLS, and having, according to the more recent survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of South Almond Drive, joint front corner of Lots 253 and 254 and running thence with the common line of said lots, S 34-45 W 180.0 feet to an iron pin in the center of a creek; thence turning and running along the centerline of the creek as the property line, N 55-15 W 120.0 feet to an iron pin in the center of creek; thence turning and running along the joint line of Lots 254 and 255 as the line, N 34-45 E 180.0 feet to an iron pin; thence turning and running along South Almond Drive, S 55-15 E 120.0 feet to an iron pin, the point of beginning.

-18-899-318.2-1-30

This being the same property conveyed to the Grantor herein by deed of Poinsett Realty Company, dated November 1, 1982, and recorded in the RMC Office for Greenville County on November 2, 1982, in book 1176 at page 497, and by correction deed being recorded herewith.

This conveyance is made subject to any restrictive covenants, building setback lines, rights-of-way and easements which may affect the above described property. They conveyance is made subject to the restrictive and protective covenants affecting Section V, POINSETTIA Subdivision, recorded in the RMC Office for Greenville County, S. C. in Deed Volume 1044 at page 769.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY TAX
STAMP
19400

GREENVILLE COUNTY
04913
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ JUL 15 '83
PB. 1981
106.70

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(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators 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.

WITNESS the grantor's(s) hand(s) and seal(s) this 15 day of July, 1983.

SIGNED, sealed and delivered in the presence of:
BY: James Leary (SEAL)
James Leary, President (SEAL)
Susan L. Pringle (SEAL)
B. Faith Ruffner (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)'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 15 day of July, 1983.
B. Faith Ruffner (SEAL) Susan L. Pringle
Notary Public for South Carolina
My commission expires 5-11-92

STATE OF SOUTH CAROLINA } No RENUNCIATION OF DOWER - Grantor a Corporation
COUNTY OF }

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this _____ day of _____ 19____ (SEAL)

Notary Public for South Carolina.

My commission expires _____ day of _____ 19____
RECORDED this 15 day of July 1983 at 2:20 P.M., No. 1637

5270

24328 RV.21