

James R. Mann, Attorney, GREENVILLE, S.C.
STATE OF SOUTH CAROLINA } AUG 11 2 37 PM '83
COUNTY OF GREENVILLE } DONNIE S. ... R.M.C.

Grantee's address:
118 W. Mountain View Ave.
Greenville, S. C. 29609

Vol 1194 Page 261

KNOW ALL MEN BY THESE PRESENTS, that San-Del Corporation
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 One Dollar and
assumption of the mortgage indebtedness hereinbelow referred to ~~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 Poinsett Home Builders, Inc, its successors and assigns forever,

ALL that piece, parcel or lot of land, situate, lying and being on the Western
side of Donaldson (Old Augusta) Road near the City of Greenville, County of
Greenville, State of South Carolina, being known and designated as a portion of
Tracts Nos. 1 and 1-A as shown on a plat prepared by T. H. Walker, Jr., dated
January 29, 1972, entitled Property of Donald D. Launius and recorded in the RMC
Office for Greenville County, South Carolina, in Plat Book 4-M, at Page 133, and
having according to another plat prepared by T. H. Walker, Jr., dated January 29,
1972, and entitled property of Donald D. Launius the following metes and bounds,
to-wit:

BEGINNING at a nail and cap on the Western edge of the right-of-way for Donaldson
(Old Augusta) Road on the southern edge of an alley and running thence with the
curve of the southern edge of said alley having a chord of S. 75-09 W. 98.85 feet
to an iron pin; thence continuing with the southern edge of said alley S. 63-56
W. 61.3 feet to an iron pin; thence a new line through Tracts Nos. 1 and 1-A S.
27-10 E. 150.9 feet to an iron pin in the line of property now or formerly of
J. E. George and W. H. Tripp; thence with the line of the said George and Tripp
property N. 59-17 E. 95.6 feet to an iron pin on the Western edge of the right-
of-way for Donaldson (Old Augusta) Road; thence with the Western edge of said
right-of-way N. 0-23 W. 137.5 feet to the point of beginning.

As a part of the consideration for the within conveyance the grantee assumes
and agrees to pay the balance due on that certain note and mortgage by
Donald D. Launius to Southern Life Insurance Company in the original amount of
\$75,000.00 dated February 22, 1972, and recorded in February 22, 1972, in the
R. M. C. Office for Greenville County in Mortgage Book 1223, Page 141, the
balance now due thereon being \$36,000.00.

Grantee expressly does not assume that certain note and mortgage by Melvin
D. Launius to Donald D. Launius in the original amount of \$17,000.00 dated
January 2, 1976, and recorded in the R. M. C. Office for Greenville County
in Mortgage Book 1365, Page 515, but acknowledges that this conveyance
is subject to said mortgage. 14 (156) 381-1-1.4

The above described property is the same conveyed to the grantor herein by
Melvin R. Launius by deed dated August 5, 1982, and recorded in August 9, 1982,
in the R.M.C. Office for Greenville County in Deed Book 1171, Page 680.
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 18th day of March, 19 83.

SIGNED, sealed and delivered in the presence of:

AUG 11 1983

Evelyn S. Green
James R. Mann

SAN-DEL CORPORATION

(SEAL)

A Corporation

By:

James Alan West
President

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 18th day of March, 19 83.

Evelyn S. Green (SEAL)
Notary Public for South Carolina.

My commission expires: Nov. 9, 1989.

RECORDED this 11th day of Aug. 1983, at 2:37 P. M., No. 5003

101
21
0.

2328-11-2