

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GRANTEE'S ADDRESS:
137 Kellett Park Dr.
Greenville, S.C. 29607

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KNOW ALL MEN BY THESE PRESENTS, that KELLETT PARK, INC.
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Greenville, S.C.

in consideration of FORTY THOUSAND AND NO/100 (\$40,000.00) 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 CHARLES W. ROSSON and MARIAN H. ROSSON, their heirs and assigns, forever

All that certain piece, parcel or lot of land, together with all improvements thereon, located, lying and being in the City and County of Greenville, State of South Carolina, lying on the western edge of Kellett Park Drive, and being shown and designated as Lot No. 17 on plat entitled, "Section Three, Kellett Park", prepared by C. O. Riddle, RLS, dated April 20, 1984, recorded in the RMC Office for Greenville County in Plat Book 10-M at Page 8 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the western edge of the right-of-way of Kellett Park Drive, at the joint front corner of Lots 16 & 17, and running thence, with the joint line of said lots, S. 89-45-09 W., 111.5 feet to a point in the line of Colonial Estates Subdivision; thence N. 19-35-59 W., 138.5 feet to a point in the line of other property of the Grantor; thence N. 88-25-50 E., 31.11 feet to a point; thence S. 65-18-47 E., 155.34 feet to a point on the western edge of the right-of-way of Kellett Park Drive; thence, along the western edge of the right-of-way of Kellett Park Drive, the chord of which is S. 12-13-11 W., 67.49 feet to a point at the joint front corner of Lots 16 & 17, the point and place of beginning.

SUBJECT to a special easement specifically reserved by the Grantor herein by Article VIII, Section 3 of the Declaration of Covenants, Conditions and Restrictions, heretofore recorded in the RMC Office for Greenville County, for the purposes and under the conditions as are therein set forth, said easement being on the northern edge of the property line, and being shown as the shaded area No. 1 on Exhibit A, attached hereto and incorporated herein by reference

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of public record and/or actually existing upon the ground affecting the above-described property and specifically to a 10 foot drainage easement along the northern edge of the property and a 25 foot drainage easement, a portion of which is along the northern edge of the property and subject to a concrete block wall running along the northern property line.

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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 _____ day of November 19 84

SIGNED, sealed and delivered in the presence of

KELLETT PARK, INC.

(SEAL)

A Corporation

By: _____

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 13th day of November 19 84

19 84

Notary Public for South Carolina

My commission expires 7-20-89

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

NOTARY PUBLIC 126

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NOTARY PUBLIC

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7-20-89