

State of South Carolina,

Greenville County

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8007 450 243

Know all Men by these presents, That

I, W. R. Sanders, of Greenville County,

in the State aforesaid, in consideration of the sum of

Twelve Thousand, Five Hundred and No/100 - - - - - (\$12,500.00) - - - - - Dollars

to me paid by Local Home Builders, Inc.

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Local Home Builders, Inc., its successors and assigns forever:

All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, on Blue Ridge Drive between Newland Avenue and Perry Road in a section known as Sans Souci, being known and designated as Lot 32 and a small portion of Lot 33 of a subdivision of the Perry property as shown on plat thereof recorded in the office of the R. M. C. for Greenville County in Plat Book O, at page 45, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern edge of a five foot sidewalk running along Blue Ridge Drive, the joint front corner of Lots Nos. 31 and 32, and running thence along the joint line of said lots, S. 5-50 E. 152.7 feet to an iron pin, the joint rear corner of said lots; thence along the rear line of Lots Nos. 57 and 56, S. 82-45 W. 62 feet to an iron pin in the joint line of Lots 33 and 56; thence on a line through Lot 33, N. 5-50 W. 158.2 feet to an iron pin on the southern edge of said sidewalk running along Blue Ridge Drive; thence along the southern edge of said sidewalk running along Blue Ridge Drive, N. 87-37 E. 62 feet to an iron pin, the beginning corner, and being the same conveyed to me by two deeds as follows: the first, a deed from A. A. Broadnax and Sarah I. Broadnax dated October 3, 1946 and recorded in the R. M. C. office for Greenville County in Deed Vol. 300, at page 107, and the second, a deed from J. B. Sprouse dated February 4, 1947 and recorded in the R. M. C. office for Greenville County in Deed Vol. 308, at page 348.

The above described property is shown on the Township Block Book at Sheet 167, Block 5, Lots 35 and 43, and the grantee is to pay taxes for the year 1952, said taxes having been prorated as of this date.

The above described lot is conveyed subject to the same restrictions and protective covenants as are contained in the aforesaid deed to the grantor from A. A. Broadnax and Sarah I. Broadnax.

167-5-35 & 43

