BOOK 693 PAGE 166 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

Mauldin Construction Co. KNOW ALL MEN BY THESE PRESENTS, that

and having a principal place business at A Corporation chartered under the laws of the State of South Carolina , in consideration of , State of South Carolina Greenville

Thirteen Thousand, Three Hundred Fifty and No/100 - - - (\$13,350.00) the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and Ralph Wayne Kanipe, his heirs and assigns forever:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, being known and designated as Lot No. 23 of a subdivision known as Dogwood Terrace, revision of Lots 23 through 28, as shown on a plat thereof prepared for Mauldin Construction Co. by C. C. Jones, Civil Engineer, dated January 18, 1962 and being recorded in the R.M.C. Office for Greenville County in Plat Book ww, at Page 219 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Sylvania Avenue, joint front corner of Lots 23 and 24 and running thence with the joint line of said lots, N. 55-54 E. 186.8 feet to an iron pin; thence N. 45-41 W. 19.7 feet to an iron pin; thence N. 46-40 W. 79.5 feet to an iron pin; thence S. 51-44 W. 169.5 feet to an iron pin on the northeast side of Sylvania Avenue; thence with Sylvania Avenue, S. 36-18 E. 84 feet to the beginning corner; being the greater portion of the property conveyed to the granting corporation by Horace P. Baumgardner, as Trustee, by deed dated September 6, 1961, and recorded in the R.M.C. Office for Greenville County in Deed Vol. , at Page



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

(SEAL)

 $\varphi$ 

19 62 . officers, this 20th day of February MAULDIN CONSTRUCTION CO.

SIGNED, sealed and delivered in the presence of:

IGNED, sealed and delivered in the prosents on	A Corporation By:
Luther C. Boliele	Provident // Sællon ay Secretary
TATE OF SOUTH CAROLINA	PROBATE

Greenville COUNTY OF

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 20thday of February  (SEAL)	19 62 .
	_ Linda Chnight
Notary Public for South Garolina.	01183
RECORDED the Communication of February	19 62, at 9:30 A. M., No. 21171