

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 29 23 APR 1968

15.95

CLERK OF COURTS

KNOW ALL MEN BY THESE PRESENTS, that Poinsett Home Builders, Inc. 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 Fourteen Thousand Two Hundred Eighty-Five and No/100 (\$14,285.00)----- Dollars, and assumption of mortgage referred to below the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

C. Dan Joyner & Co., Inc., its successors and assigns forever:

All that piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, Austin Township, in the Town of Mauldin, containing 76.34 acres and being shown as the Property of Poinsett Home Builders, Inc. on a plat prepared by Carolina Engineering and Surveying Company dated May 4, 1967 and recorded in the R. M. C. Office for Greenville County in Plat Book UUU, at Page 19, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at a point on the northern side of Bethel Road where Gilders Creek intersects said Road and running thence with said Creek the following courses and distances, to-wit: N. 23-00 E. 242 feet; N. 63-00 E. 300 feet; N. 34-40 E. 673 feet; N. 27-45 E. 172.5 feet to a black gum; thence N. 41-15 E. 1147 feet; thence S. 75-00 E. 100 feet to a stake on the southern side of Gilders Creek; thence with the common line of property of the grantor and that now or formerly of R. A. Hill S. 3-00 E. 800 feet to a point; thence S. 27-30 W. 233 feet to a point; thence S. 58-00 E. 622 feet to a point; thence with the common line of Lewers and Brockman as follows: S. 27-44 W. 284.4 feet; S. 6-23 E. 534.3 feet; S. 5-07 E. 413.8 feet to the common corner of Property of Lucille B. Ellison; thence with the Ellison line S. 89-30 W. 371 feet; thence continuing with the Ellison line N. 63-45 W. 893 feet; thence crossing Bethel Road S. 31-00 W. 429 feet; thence with the common line of C. S. Verdin, Jr. Property S. 29-11 W. 1200 feet to a point; thence N. 14-30 E. 574 feet to a point on Gilders Creek; thence with the Creek N. 20-00 W. 560 feet; thence continuing with the Creek the line N. 5-00 W. 573 feet to an iron pin on the northern side of Bethel Road, the point of beginning.

This conveyance is made subject to restrictions, easements and rights-of-way appearing on record in the R. M. C. Office for Greenville County.

This deed is being given pursuant to a Resolution of the Board of Directors and stockholders of the grantor corporation authorizing said transfer.

As part of the consideration for this conveyance, the grantee herein assumes and agrees to pay the balance due on that certain mortgage given to Woday M. Austin dated May 10, 1967 in the original amount of \$59,489.00 recorded in the R. M. C. Office for Greenville County in Mortgage Book 1057, at Page 167, the present balance due and owing there on being \$55,204.00.



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 30th day of April 19 68.

SIGNED, sealed and delivered in the presence of:

POINSETT HOME BUILDERS, INC. (SEAL)

A Corporation
By:

James L. Leithe
Jane B. Cantrell

James L. Leithe President
Virginia B. Kern Secretary

STATE OF SOUTH CAROLINA
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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 30th day of April 19 68

James L. Leithe (SEAL)
Notary Public for South Carolina.

Jane B. Cantrell

MY COMMISSION EXPIRES JANUARY 1, 1971

RECORDED this 2nd day of May 19 68 at 9:23 A. M., No. 28473

2-1-68-2-5-7-1