

STATE OF SOUTH CAROLINA

JUL 12 12 01 PM 1968

COUNTY OF

OLLIE FARNSWORTH
R. M. G.

KNOW ALL MEN BY THESE PRESENTS, that McCall-Threatt Enterprises, 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 - - - - -

SIX THOUSAND ONE HUNDRED SEVENTY FIVE AND NO/100THS- - - - - 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 Artistic Builders, Inc., its successors and assigns

All that lot of land in Greenville County, State of South Carolina, on the western side of Port Royal Drive, near the City of Greenville, being shown as Lot 41 on plat of Section 2 of Pelham Estates recorded in Plat Book PPP at page 119 and described as follows:

BEGINNING at an iron pin on the western side of Port Royal Drive at the joint front corner of Lots 40 and 41 and running thence along the joint line of said lots, N. 69-52 W. 198.2 feet to the joint rear of Lots 40, 39, and 38; thence along the joint line of Lots 41 and 38, S. 19-53 W. 170.07 feet to an iron pin at the joint rear of Lots 41, 42, 38; and 37; thence with the line of Lot 42, S. 70-10 E. 192.0 feet to an iron pin on Port Royal Drive; thence with said Drive, N. 22-30 E. 65 feet to an iron pin; thence continuing with said Drive, N. 21-37 E. 105.0 feet to an iron pin, the point of beginning.

This lot is conveyed subject to restrictions recorded in Deed Book 827 at page 215 and also subject to a 10-foot utility easement across the rear of said lot and to all other easements of record which affect said property.

County Stamps Paid \$ 7.15
See Act No.380 Section 1



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 8th day of July 1968.

SIGNED, sealed and delivered in the presence of:

McCALL-THREATT ENTERPRISES, INC. (SEAL)
A Corporation
By: *Wm. A. McCall Jr.*
President
J. C. Threatt
Secretary

Joyce K. Pickens
Billy J. Shackleton

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 8th day of July 1968.

Billy J. Shackleton (SEAL)
Notary Public for South Carolina.
My commission expires 1/1/71

Joyce K. Pickens

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

5437-1-41