

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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KNOW ALL MEN BY THESE PRESENTS, that American Service Corporation of South Carolina
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 and No/100 (\$6,000.00) -----

----- 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 Jeff R. Richardson, Jr., his heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being on the western side of a
culdesac known as Rabon Court in the City of Simpsonville, County of Greenville, State
of South Carolina and known and designated as Lot No. 4 of a subdivision known as Powder-
horn, Section I, the plat of which is dated July 26, 1973, most recently revised March 1,
1974, prepared by Piedmont Engineers and Architects and recorded in the R.M.C. Office for
Greenville County, South Carolina in Plat Book 4X at Page 95; said lot having, according
to the aforementioned plat, the following metes and bounds, to-wit:

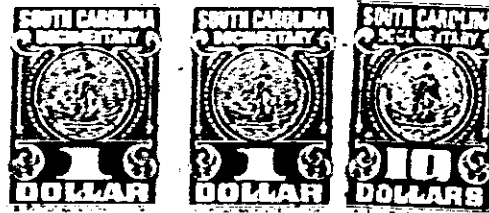
BEGINNING at a point on Rabon Court, at the joint front corner of Lots Nos. 3 and 4 and
running thence along the joint line of said lots S. 35-00 W., 90.0 feet to an iron pin;
thence along the rear line of Lot 4, N. 53-01 W., 113.7 feet to an iron pin at the joint
rear corner of Lots Nos. 4 and 5; thence along the joint line of said lots N. 68-34 E.,
102.0 feet to a point on Rabon Court; thence along Rabon Court S. 33-31 E., 30.0 feet and
S. 73-35 E., 30.0 feet to an iron pin, the point and place of beginning.

This is a portion of the same property conveyed to the grantor herein by deed dated
October 11, 1972 and recorded in the R.M.C. Office for Greenville County, S. C. in
Deed Book 958 at Page 27.

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This conveyance is made subject to all easements, conditions, covenants, restrictions
and rights of way which are a matter of record and actually existing on the ground affecting
the subject property and particularly to the covenants, conditions, restrictions applicable
to Powderhorn, Section I, recorded in the R.M.C. Office for Greenville County, S. C. in
Deed Book 1011 at Page 155 - 170.

The grantee herein assumes and agrees to pay the City of Simpsonville and Greenville County
property taxes on the within conveyed property for the tax year 1976 and all subsequent years.



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 au-
thorized officers, this 30th day of October 1975.

SIGNED, sealed and delivered in the presence of:

American Service Corporation (SEAL)
A Corporation

By:

President

Secretary

Carroll A. Johnson
Jeff B. Pettit

W.D. [Signature]
William C. Merrill

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, 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 October 1975.

Jeff B. Pettit (SEAL)
Notary Public for South Carolina.
My Commission expires 11-1981

Carroll A. Johnson

RECORDED this 31 day of OCT 31 1975, at 11:05 A.M., No. 11596

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