

FILE TO REAL ESTATE BY A CORPORATION
STATE OF SOUTH CAROLINA
COUNTY OF Greenville

1980 FEB 14

KNOW ALL MEN BY THESE PRESENTS, that JAMES LEARY BUILDERS, INC.
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Simpsonville, State of South Carolina, in consideration of FIFTY ONE THOUSAND TWO
HUNDRED AND NO/100-----(\$51,200.00)-----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 KENNETH L. SMITH and LINDA D. SMITH, their heirs 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, and being known and
designated as Lot No. 185 on plat of BRENTWOOD, SECTION IV, as shown on a
plat recorded in the RMC Office for Greenville County in Plat Book 5-D
Page 43, and also shown on a more recent survey entitled "Foundation
Survey, Lot 185, Brentwood, Section No. IV", prepared by Richard D. Wooten, Jr.,
dated October 18, 1979, and having according to the more recent survey
the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Ment Drive at the joint
corner of Lots 184 and 185 and running thence with the common line of said
lots, S 70-59 E 151.50 feet to an iron pin; thence turning and running along
the common line of Lots 185 and 186, N 20-45 W 124.97 feet to an iron pin
on the southern side of Brentwood Way; thence along Brentwood Way, N 71-00 E
125.0 feet to an iron pin; thence with the curve of Brentwood Way and Ment
Drive, the chord of which is S 65-14 E 36.10 feet to an iron pin; thence
along the southwestern side of Ment Drive, S 21-28 W 100.0 feet to an iron
pin, the point of beginning. — 18 - 899 - 319.2 - 1 - 113

Being the same property conveyed to the Grantor herein by deed of Rackley,
Builder-Developer, Inc. dated November 2, 1979, recorded November 5, 1979
in Deed Book 1114, Page 958 in the RMC Office for Greenville County.

This conveyance is made subject to any restrictions, reservations, zoning
ordinances, or easements that may appear of record, on the recorded plat(s),
or on the premises.

The Grantees herein agree to execute a new note and mortgage to First Federal
Savings & Loan Association in the amount of \$40,800.00 and mortgage from James
Leary Builders, Inc. to First Federal Savings & Loan Association recorded in the
RMC Office for Greenville County in Mortgage Book 1487 at Page 138 in the
original amount of \$40,800.00 will be satisfied of record.

GRANTEES' MAILING ADDRESS: 102 Ment Drive
Simpsonville, South Carolina 29681

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 13th day of February 19 80.

SIGNED, sealed and delivered in the presence of:

JAMES LEARY BUILDERS, INC. (SEAL)
A Corporation

Beverly C. Duart
James Leary

By: *James Leary*
President JAMES LEARY
Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

PROBATE

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ FEB 14 1980 56.65

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 its 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 13th day of February 19 80.

Amos W. [Signature] (SEAL)

Beverly C. Duart

Notary Public for South Carolina.
My commission expires: 5-29-83

RECORDED FEB 14 1980 day of 19 at 1:33 P. M., No. 21137

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