

TITLE TO REAL ESTATE BY A CORPORATION—Love, Thornton, Arnold & Thomason, 410 E. Washington St., Greenville, S. C.

STATE OF SOUTH CAROLINA } FILED  
COUNTY OF GREENVILLE } GR. 20 S.C. Address: 106 Fredericksburg Dr. 1136 page 487  
OCT 31 10 58 AM '80 Simpsonville, SC 29681

KNOW ALL MEN BY THESE PRESENTS, that **AMERICAN SERVICE CORPORATION**

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Spartanburg, State of South Carolina in consideration of Seventy-One Thousand Three Hundred Eighteen and 39/100 (\$71,318.39) 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 **RAY A. GUENTHNER AND MARTHA R. GUENTHNER**, their heirs and assigns, forever:

ALL that lot of land, situate on the southern side of Fredericksburg Drive, and on the western side of Concord Court in the County of Greenville, State of South Carolina, being shown as Lot 121 on a plat of Powderhorn Subdivision, Section 3, dated February 19, 1979, prepared by C. O. Riddle, Surveyor, recorded in Plat Book 7-C, at Page 4 in the R.M.C. Office for Greenville County and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Fredericksburg Drive at the joint front corner of Lot 120 and 121 and running thence with Fredericksburg Drive, S. 75-39 E. 65 feet to an iron pin; thence still with said Drive, S. 82-21 E. 38 feet to an iron pin; thence, S. 45-15 E. 39.87 feet to an iron pin on Concord Court; thence with said Court, S. 8-08 E. 83.25 feet to an iron pin at the joint front corner of Lot 121 and Lot 122; thence with Lot 122, S. 81-52 W. 152.37 feet to an iron pin; thence, N. 76-01 W. 28 feet to an iron pin at the joint rear corner of Lot 120 and 121; thence with Lot 120, N. 14-17 E. 151.1 feet to the point of Beginning.

This is a portion of the property conveyed to the Grantor by deed of V. Kenyon Place Dyeworks, Inc., recorded on October 16, 1972 in Deed Book 958, at Page 27 in the R.M.C. Office for Greenville County.

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
DOCUMENTARY TAX STAMP  
143.00

GREENVILLE COUNTY  
87420

SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
OCT 31 '80  
78.65

LOVE, THORNTON, ARNOLD & THOMASON  
27541 DRM JPT  
Ray A. + Martha R. Guenther  
323-1-117 out of  
-01-1.03

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 October 1980.

SIGNED, sealed and delivered in the presence of:

*Sharon J. Burgin*  
*Arute C. Yates*

AMERICAN SERVICE CORPORATION (SEAL)  
A Corporation  
By: *Charles Galberry* Vice President  
*Gary J. Jordan* Secretary x Treasurer

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 30th day of October 19 80.

*Arute C. Yates* (SEAL)  
Notary Public for South Carolina.

*Sharon J. Burgin*

My commission expires: 3/31/84

RECORDED OCT 31 1980 day of \_\_\_\_\_, 19\_\_\_\_, at 10:58 A. M., No. 13629

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