

TITLE TO REAL ESTATE BY A CORPORATION

FILED O.S.V.
SEP 20 10 36 AM '82
DONNIE TANKERSLEY
R.M.C.

Grantee's Mailing Address:

806 Powderhorn Road

Simpsonville, SC 29681

VOL 1174-228

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LOVE, THORNTON, ARNOLD & THOMASON
File # 28254 Atty. Gen. Sec. LH
Notary Public S. Clare

KNOW ALL MEN BY THESE PRESENTS, that AMERICAN SERVICE CORPORATION OF S.C.

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 Seventy Six Thousand and No/100-

(\$76,000.00) 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

PATRICK S. CLARE AND ROBIN R. CLARE, their heirs and assigns:

ALL that lot of land situate on the southerly side of Powderhorn Road, County of Greenville, State of South Carolina, being shown as Lot 304 on a plat of Powderhorn Subdivision, Map 1, Section 4, prepared by C. O. Riddle Surveyor, and recorded in the RMC Office for Greenville County in Plat Book 8P at Page 22, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Powderhorn Road at the joint front corner of Lot 304 and Lot 303, running thence with the common line of Lot 304 and Lot 303, S. 17-13-24 W. 156.24 feet to an iron pin at the joint rear corner of Lot 304 and Lot 303, and also adjoining property shown as that of Alexander K. Ramsay; running thence with the rear property line of Lot 304, N. 59-14 W. 100.86 feet to an iron pin at the joint rear corner of Lot 304 and Lot 305; running thence with the common line of Lot 304 and Lot 305, N. 27-08-57 E. 141.13 feet to an iron pin located on Powderhorn Road at the joint front corner of Lot 304 and Lot 305; running thence along Powderhorn Road, S. 67-48-49 E. 74 feet to the point of beginning.

-18-899-323-1-203

This is a portion of the property conveyed to the Grantor herein by deed of The Kenyon Place Dyeworks, Inc., dated October 11, 1972 and recorded October 16, 1972, in the RMC Office for Greenville County in Deed Book 958 at Page 27.

This conveyance is made subject to a 5 foot drainage and utilities easement along each side of all side and rear lot lines, as well as 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 ground.

together with all and singular the rights, members, hereditaments and appurtenances to said have and to hold all and singular the premises before mentioned unto the grantee(s), 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 15 day of August 19 82 SIGNED, sealed and delivered in the presence of:

Lucy C. Blackburn
W.W. Clary

AMERICAN SERVICE CORPORATION OF S.C. (SEAL)

By: Charles J. Carlson
Executive Vice President
Gary Jordan

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

GREENVILLE COUNTY DOCUMENTARY TAX
83.60

Personally appeared the undersigned 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 15 day of Aug. 19 82
W.W. Clary (SEAL) Lucy C. Blackburn

Notary Public for South Carolina.
My commission expires: 2/13/89

RECORDED this SEP 20 1982 at 10:36 A. M. No. 1558

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