

TITLE TO REAL ESTATE BY A CORPORATION

704 S. ...
S. ... SC

Vol 1175-893

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C.

OCT 19 4 30 PM '82

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 One Hundred One Thousand
and No '100 (\$101,000.00)-----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 **JOHN ANTHONY FURMANSKI, III and DIANE M. FURMANSKI, 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, being known and design-
ated as Lot No. 253 of Poinsettia, Sheet Two, Section Five as shown on
a plat recorded in the RMC Office for Greenville County in Plat Book 5-P,
Page 34 and also as shown on a more recent survey entitled "Property of
John Anthony Furmanski, III and Diane M. Furmanski", dated October 18,
1982, prepared by Richard D. Hooten, Jr. and recorded in the RMC Office
for Greenville County in Plat Book 9-6, Page 11, 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 South Almond Drive,
joint front corner of Lots 252 and 253, and running thence with the common
line of said lots, S 34-50 W 174.09 feet to an old iron pin in the center-
line of a creek; thence turning and running along the centerline of said
creek, the following courses and distances: N 50-55 W 66.45 feet to an
old iron pin; thence N 66-58 W 54.59 feet to an old iron pin; thence
turning and running along the common line of Lots 254 and 253, N 34-45 E
180.0 feet to an old iron pin on the southwestern side of South Almond
Drive; thence turning and running along South Almond Drive, S 55-15 E 120.0
feet to the point of beginning.

Being the same property conveyed to the grantor herein by deed of Poinsett
Realty Company recorded in the RMC Office for Greenville County on June 29,
1982 in Deed Book 1169, Page 373. **18 (899) 318.2-1-29**

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

OFFICE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
OCT 19 1982
202.00

SOUTH CAROLINA COUNTY
RECORDS
TAX
OCT 19 1982
111110

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 18th day of October 19 82.

SIGNED, sealed and delivered in the presence of:

JAMES LEARY BUILDERS, INC. (SEAL)

A Corporation
By:

President

Secretary

Michael Spivey
Linda M. Bean

James Leary

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 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 18th day of October 19 82.

Michael Spivey (SEAL)

Linda M. Bean

Notary Public for South Carolina
My commission expires: 1-24-83

RECORDED this **OCT 19 1982** day of _____ 19 _____ at 4:30 P. M., No. _____

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