

108 Hawthorne Lane
Greenville, S.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

VOL 1187 PAGE 477

FILED

KNOW ALL MEN BY THESE PRESENTS, that Janice H. Fitzgerald, formerly Janice H. Walker

SEP 30 12 25 PM '83

GREENVILLE

in consideration of Thirty-One Thousand Nine Hundred Fifty and No/100 (\$31,950.00) ---Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto JUDSON C. MARTIN, JR., HIS HEIRS AND ASSIGNS FOREVER

ALL that certain piece, parcel or lot of land, with buildings and improvements thereon, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 93, on a plat of Langley Heights prepared by Dalton & Neves, dated June, 1937, and recorded in Plat Book N, at pages 132 and 133, and a survey made by R. E. Dalton, Engineer, dated April, 1947; and being further shown in a more recent plat entitled "Property of Judson C. Martin, Jr." dated September 24, 1983, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 10-B at Page 40, and having according to said more recent plat, the following metes and bounds:

BEGINNING at an iron pin on the northeastern side of Hawthorne Lane at the joint front corner of Lot Nos. 93 and 94 (original lot line between 93 and 94) and running thence along the line of Lot 94 N41-50E 375.6 feet to an iron pin in the center of Brushy Creek; thence along Brushy Creek to a point in said creek (the traverse being S44-50E 66.5 feet) at the rear corner of Lot Nos. 92 and 93; thence with the line of Lot No. 92 S44-23W 373 feet to an iron pin on the northeastern side of Hawthorne Lane; thence with the northeastern side of Hawthorne Lane N47-17W 50 feet to the beginning corner.

This being the same property conveyed unto the Grantor by deed of Clyde C. Williams and Etholian R. Williams recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1058, page 798 on June 17, 1977.

Grantor reserves and specifically excludes ^{from this conveyance} the five feet portion of Lot 94 as shown on the more recent plat entitled "Property of Judson C. Martin, Jr." referenced above and having the following metes and bounds to-wit:

14(500) OUT OF 105-1-7.1 → 0.518A
Beginning at an iron pin at the joint front corner of Lots 93 and 94 and running thence along the joint line of said lots N41-50E 375.6 feet to an iron pin in the center of Brushy Creek; thence N63-50W 5.0 feet to a point in the center of Brushy Creek; thence S41-51W 374.6 feet to an iron pin on the northeast side of Hawthorne Lane; thence along the northeast side of Hawthorne Lane S51-40W 5.0 feet to an iron pin, the point of beginning.

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

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