

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE
OCT 11 10 53 AM '83
DONNIE R. EASLEY
R.M.C.

Grantees' Address:
320 Pinonwood Drive
Simpsonville, SC 29681

KNOW ALL MEN BY THESE PRESENTS, that ARTISTIC BUILDERS, INC.
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Easley, State of South Carolina, in consideration of Forty Thousand, Five Hundred
and No/100----- 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 BRIAN W. ABEL and TAMYA L. ABEL, 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 designated as Lot No. 38 on a plat of WESTWOOD SOUTH SECTION No. 2, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7C at page 66, and having according to a more recent survey thereof entitled Property of Brian W. Abel and Tamya L. Abel made by Robert B. Bruce, RLS, dated October 6, 1983, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the southern side of Pinonwood Drive at the joint front corner of Lots Nos. 39 and 38 and running thence with the southern side of Pinonwood Drive S. 68-55 E. 85.0 feet to an old iron pin at the joint front corner of Lots Nos. 38 and 39; thence with the joint line of Lots Nos. 37 and 38 S. 21-39 W. 143.5 feet to an old iron pin at the joint rear corner of Lots Nos. 38, 37, and 57; thence with the joint line of Lots Nos. 38 and 57 N. 68-33 W. 43.25 feet to an old iron pin at the intersection of Lots Nos. 56 and 37; thence with the line of Lots Nos. 38 and 56 N. 71-13 W. 42.0 feet to an old iron pin at the joint rear corner of Lots Nos. 38, 39 and 56; thence with the common line of Lots Nos. 38 and 39 N. 21-43 E. 144.8 feet to the point of beginning.

This is the same property conveyed to the grantor herein by deed of Builders & Developers, Inc. dated October 5, 1983 and recorded in the R.M.C. Office for Greenville County, South Carolina, on October 11, 1983, in Deed Volume 1178 at page 198.

18(899) 574.16-1-38

This conveyance is subject to all rights of way of record or on the ground. This conveyance is subject to restrictive covenants recorded in Book 113 at page 115.



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)' 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)' 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 10th day of October 19 83.

SIGNED, sealed and delivered in the presence of:

Robert B. Bruce
Teddy Hays
Judith D. Deltrop

ARTISTIC BUILDERS, INC. (SEAL)
A Corporation
By: Laura H. Hays
President
Secretary

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 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 10th day of October 19 83.

Teddy Hays (SEAL)

Judith D. Deltrop

Notary Public for South Carolina.
My commission expires: 3/30/89

RECORDED this 11 day of OCT 11 1983 19 83 at 10:55 A.M. M., No. 11861

3010

4328-RV-2