

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that **SOUTHLAND PROPERTIES, INC.**  
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  
**Thirty Seven Thousand Five Hundred and no/100 (\$37,500.00)** 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 **CHARLES R. and SHARON H. FRONEBERGER**, their heirs and assigns, forever:

All that piece, parcel or lot of land situate, lying and being on the northeastern side  
of Eagle Ridge Lane in the County of Greenville, State of South Carolina, and being shown  
and designated as Lot No. 17 on Plat entitled MOUNTAINBROOKE made by Robert E. Rembert,  
Surveyor, dated October 19, 1970, recorded in the Office of the R.M.C. for Greenville  
County in Plat Book 4-F, at Page 47, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Eagle Ridge Lane at the joint front  
corner of Lots Nos. 17 and 18 and running thence with the common line of said lots  
N. 41-59-10 E. 150.0 feet; thence S. 55-43-00 E. 97.00 feet to an iron pin at the joint  
rear corner of Lots Nos. 16 and 17; thence running with the common line of said Lots  
S. 41-51-20 W. 162.74 feet to an iron pin on the northeastern side of Eagle Ridge Lane;  
thence running with the northeastern side of Eagle Ridge Lane N. 48-00-50 W. for a total  
distance of 97.00 feet to the beginning corner.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances,  
easements and rights of way, if any, affecting the above described property.

This being the same property conveyed to Grantor herein by deed of The Ervin Company  
recorded in the Office of the R.M.C. for Greenville County in Deed Book 999, at Page 259.



together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any way  
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 **27th** day of **November** 19 **74**.

SIGNED, sealed and delivered in the presence of:

*Charles R. Froneberger*  
*Sharon H. Froneberger*

**SOUTHLAND PROPERTIES, INC.** SEAL  
A Corporation  
By: *R. Gerald Lye*  
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 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 **27th** day of **November** 19 **74**.

*Charles R. Froneberger* (SEAL)  
Notary Public for South Carolina.

*Sharon H. Froneberger*

My commission expires: **9/29/81**

RECORDED this **29** day of **NOV** 19 **74**, at **13550** A.M., No.

0090

4328 RV-2