

Prepared By: Joe H. Leonard, Leonard & Bell, Attorneys, Lexington, N.C. 27305

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

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KNOW ALL MEN BY THESE PRESENTS, that WE, WILLIAM F. PRIDGEN, JR. and JEANE W. PRIDGEN, in consideration of Four Thousand Dollars (\$4,000.00), the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto PHIL KAY, His Heirs and Assigns, Forever:

All that certain piece, parcel or lot of land situate, lying and being in Fairview Township, County of Greenville, State of South Carolina, on the western side of Fountain Inn Drive and having, according to a plat made by Mortgomery Surveying & Mapping Company dated September 24, 1974, the following metes and bounds, to-wit:

BEGINNING at a nail cap on the western side of Fountain Inn Drive, being 400 feet northeast from the southeastern property line of the property of Melvin K. Younts, and running thence from said nail cap N. 25-44 E. 200 feet to a nail cap; thence N. 63-13 W. 300 feet to an iron pin; thence S. 25-44 W. 200 feet to an iron pin; thence S. 63-13 E. 300 feet to the point of beginning. (Both property lines perpendicular to Fountain Inn Drive pass over iron pins at the edge of the road.)

This conveyance is made subject to the restrictions contained in the deed dated November 22, 1974, and recorded November 27, 1974, in Deed Book 1011 at page 51 in the RMC Office for Greenville County and to any other restrictions, easements or rights-of-way which are a matter of public record or which an inspection of the premises would or should reveal.

The above-described property is the same acquired by the Grantors by deed from Daniel M. Cooper and Sequal B. Cooper dated October 7, 1978, and recorded October 16, 1978 in the RMC Office for Greenville County in Deed Book 1089 at page 991.

18-65-560.4-1-11.2

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, and the grantee's heirs or successors and assigns, forever. And, the grantors do hereby bind the grantors and the grantors' heirs, executors and administrators to warrant and forever defend all and singular said premises unto the grantee and the grantee's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantors' hands and seals this 31st day of May, 1984.

SIGNED, sealed and delivered in the presence of:

[Signature]
[Signature]

[Signature] (SEAL)
William F. Pridgen, Jr.
[Signature] (SEAL)
Jeane W. Pridgen

STATE OF NORTH CAROLINA)
COUNTY OF DAVIDSON)

BEFORE ME Charlotte B. Cook, Notary Public of the State of North Carolina, personally appeared Joe H. Leonard and made oath that he saw the within-named WILLIAM F. PRIDGEN, JR. and JEANE W. PRIDGEN sign, seal, and, as their act and deed, deliver the within-written deed, for the uses and purposes therein mentioned, and that he, with Joni T. Potts witnessed the execution thereof, and subscribed their names as witnesses thereto.

SWORN to and subscribed before me, this 31st day of May, 1984.

[Signature] (S.S.)
Notary Public of North Carolina

My commission expires October 25, 1984

[Signature] (SEAL)

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