

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

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JUN 24 4 58 PM '70

KNOW ALL MEN BY THESE PRESENTS, that DREXEL, INC. OLLIE FARNSWORTH
R.M.C.

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 Five Thousand (\$5,000.00) 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: **Eston L. Rodgers, his heirs and assigns, forever:**

ALL that piece, parcel or lot of land lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot 40 on the plat of Drexel Terrace, dated 1 April 1961, prepared by Piedmont Engineering Service, recorded in the Office of the RMC for Greenville County in Plat Book QQ at page 177, and being more particularly described with reference to said plat as follows:

BEGINNING at a point on the easterly side of Dexter Drive at the joint front corner of Lots 39 and 40 and running thence N. 11-37 W. 115.0 feet with Dexter Drive to the joint front corner of Lots 40 and 41; thence turning and running with the joint line of Lots 40 and 41 N. 80.0 E. 175.0 feet to a point at the joint rear corners of Lots 40 and 41; thence turning and running with the joint line of Lot 40 and Lots 62 and 63 S. 14-05 E. 105.6 feet to a point at the joint rear corners of Lots 39 and 40; thence turning and running with the joint line of Lots 39 and 40 S. 76-54 W. 179.3 feet to the point of beginning.

ALSO ALL that piece, parcel or lot of land lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot 42 on the plat of Drexel Terrace, dated 1 April 1961, prepared by Piedmont Engineering Service, recorded in the Office of the RMC for Greenville County in Plat Book QQ at page 177, and being more particularly described with reference to said plat as follows:

BEGINNING at a point on the easterly side of Dexter Drive at the joint front corner of Lots 41 and 42 and running thence with Dexter Drive N. 6-12 W. 115.0 feet to the joint front corner of Lots 42 and 43; thence turning and running with the joint line of Lots 42 and 43 N. 87-45 E. 181.0 feet to the joint rear corners of Lots 42 and 43; thence turning and running with the joint line of Lot 42 and Lots 61 and 60 S. 2-55 E. 101.6 feet to the joint rear corners of Lots 41 and 42; thence turning and running with the joint line of Lots 41 and 42 S. 83-20 W. 175.1 feet to the point of beginning.

Said lots are subject to protective covenants for Drexel Terrace recorded on April 7, 1961 in the Office of the RMC for Greenville County in Deed Book 671 at page 355 and to building setback lines as shown on said plat.

This deed is made subject to any restrictions, rights-of-way, easements or agreements affecting the property that may appear of record, on a recorded plat, or on the premises, or that are known to the grantees.

This is a portion of the property conveyed to the Grantor herein by deed of W. B. Simmons, recorded on April 3, 1961, in the Office of the RMC for Greenville County in Deed Book 671 at page 155.

Purchaser shall pay sewer assessment fees due to the Taylors Water and Sewer District.

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 5th. day of June, 19 70

SIGNED, sealed and delivered in the presence of:

DREXEL, INC.

A Corporation

By:

President

Secretary

Greenville County
Stamps (SEAL)
Paid \$ 5.50
Act No. 380 Sec. 1



Walter Meadows
John V. Hunter Jr.

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 5th. day of June, 1970

Walter Meadows (SEAL)
Notary Public for South Carolina. MY COMMISSION EXPIRES
JANUARY 1, 1971

John V. Hunter Jr.

RECORDED this 24 day of June 19 70 at 4:58 P. M., No. 28364

376-538.1-1-79