

JUN 8 2 20 PM '71

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OLLIE FARNSWORTH

R.M.C.

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE



15 825

KNOW ALL MEN BY THESE PRESENTS, That We, Emily Lite, William M. McMillan, Nick A. Theodore, Thomas E. Macfie, and H. Harold Tarleton, Jr.

in the State aforesaid, in consideration of the sum of Seven Thousand Two Hundred and no/100 (\$7,200.00)-----Dollars

to me in hand paid at and before the sealing of these presents by George E. Russell, Jr. and Catherine E. Russell

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these

present do grant, bargain, sell and release unto the said George E. Russell, Jr. & Catherine E. Russell, their heirs and assigns, forever:

All that Lot of land situate on the northeast side of Terramont Circle near the city of Greenville, in Greenville County, South Carolina being shown as the greater portion of Lot no. 30 on Plat of Section I of Terra Pines Estates made by Piedmont Engineering Services, December, 1958 revised through March, 1966, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book PPP Pages 18 and 19 and a recent survey made by Carolina Surveying Company, May 17, 1971, And having according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Terramont Circle at the joint front corner of Lots 30 and 31 and run thence along the line of Lot 31, N. 57-02 E. 230.9 feet to an iron pin; thence N. 5-37 W. 175 feet to an iron pin; thence S. 79-55 W. 121.1 feet to an iron pin; thence through Lot no. 30, S. 45-33 W. 230 feet to an iron pin on the northeast side of Terramont Circle; thence along Terramont Circle S. 43-25 E. 160 feet to the beginning corner.

This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements, and rights of way, if any, affecting the above described property. For restrictions, applicable to Terra Pines Estates, see Deed Book 648 Page 116 and amendment of restrictions recorded in Deed Book 781, Page 609.

The grantors herein own the remaining unsold lots in the subdivision known as Terra Pines Estates which is shown on a Plat recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book PPP Pages 18 and 19, said grantors anticipate that at some future date they may deem it necessary to install sewer lines in the entire subdivision so as to provide sewer disposal for all lots in Terra Pines Estates through a public or private sewer system. Should such sewer lines be later installed by the grantors, their heirs and assigns, then the grantees herein, their heirs and assigns, by the acceptance of this deed agrees to pay their prorata share of the cost which has been determined to be 1/40 of the total costs of such installation, to be paid to the grantors, their heirs and assigns, upon the completion of said sewer systems and prior to the time any connection is made to said

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