HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 2960
STATE OF SOUTH CAROLINA OLLIE FARNSWORTH
R. M. C.

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that LINDSEY BUILDERS, 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 SIXTEEN THOUSAND NINE HUNDRED FIFTY and no/100------(\$16,950.00) 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 MARGARET S. BANKS, her heirs and assigns, forever,

All that lot of land with buildings and improvements lying on the Southern side of Kenmore Drive in Gantt Township, Greenville County, South Carolina, being shown as Lot 158 on a Plat of ROCKVALE, Section 2, made by J. Mac Richardson, Surveyor, dated July 1959, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book QQ, Page 109, reference to which is hereby craved for the metes and bounds thereof.

The above property is part of the same conveyed to Lindsey Builders, Inc., by deed of American Mortgage and Investment Company recorded in Deed Book 893, Page 31, in the RMC Office for Greenville County, South Carolina, and is hereby conveyed subject to the rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the grounds affecting said property.

Grantee assumes and agrees to pay County of Greenville property taxes for the tax year 1971 and subsequent years.

The grantor reserves a 12-1/2 foot easement across the rear portion of the subject property parallel to the rear lot line and 12-1/2 feet therefrom for the purpose of maintaining and installing a sanitary sewer easement.



18.70

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 of 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 June 19 71

SIGNED, sealed and delivered in the presence of:

SIGNED, sealed and delivered in the presence of:

(SEAL)

Alige E. Ballenger

Dillard

A Corporation
By:

James H. Lindsey

President

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

SWORN to before me this 10th day of

PROBATE

Secretary

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.

JOHN M. Acucent	(SEAL)
Notary Profic for South Carolina. John M. My commission expires 9/157	Dillard'

Alice E. Ballenger

RECORDED this 11th day of June 1971, at 10:59 A. M., No. #30047