

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DEC 31 3 47 PM '75

DONNIE S. TANKERSLEY
R.H.C.

KNOW ALL MEN BY THESE PRESENTS, that Community 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 Forty One Thousand, Nine Hundred and Fifty and No/100-----(\$41,950.00)----- 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 Walter Frank Smith, his heirs and assigns forever:

ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Mauldin, on the northeastern side of Lanceway Drive, and being shown and designated as Lot 74 on plat of Hillsborough Subdivision, Section Two, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-F at Page 51, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northeastern edge of Lanceway Drive at the joint front corner of Lots 74 and 75, and running thence along a line of Lot 75, N. 50-56 E. 146 feet to a point; thence N. 48-56 W. 190.6 feet to a point; thence along a line of Lot 73, S. 17-35 W. 166.2 feet to a point on the northeastern edge of Lanceway Drive; thence along the northeastern edge of said Drive, S. 54-09 E. 100 feet to the point of beginning.

This being the identical property conveyed to the Grantor herein by deed of Erwin Fischler and Karen Ann P. Fischler, dated May 30, 1975, and recorded that same date in Greenville County Deed Book 1019 at Page 76.

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

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CELLED
T. WHITMIRE
TREASURER
GREENVILLE COUNTY

Greenville County
Stamps
Paid \$ 46.20
Act No. 329 Sec. 1

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 30 day of December 19 75.

SIGNED, sealed and delivered in the presence of:

Kathryn D. Cunningham
W. H. B. L. J.

Community Properties, Inc. (SEAL)
By: *[Signature]* (L.S.)
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 its 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 30 day of December 19 75.

Kathryn D. Cunningham (SEAL)

Notary Public for South Carolina.
My commission expires: 3/15/82

RECORDED this day of DEC 31 1975 at 3:47 P. M., No. 1029

174.5

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