

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

VOL 1030 (43) 140

JAN 14 10 37 AM '76
DONNIE S. TANKERSLEY
R.H.C.

KNOW ALL MEN BY THESE PRESENTS, that Southland 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
Nine Thousand, Four Hundred Fifty and No/100-----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 4-D Builders Corporation, its successors and assigns forever

ALL that certain piece, parcel or lot of land, situate, lying and being in the State
of South Carolina, County of Greenville, being known and designated as Lot No. 17
of a subdivision known as River Downs according to a plat thereof prepared by Piedmont
Engineers, Architects and Planners dated July 17, 1974, and recorded in the RMC Office
for Greenville County in Plat Book 4-R at pages 75 and 76 and having, according to said
plat, the following metes and bounds, to-wit:

- 195 - 535.4 - 1 - 17 Noted

BEGINNING at an iron pin on the southern side of Morgan Court, joint front corner
of Lots 16 and 17 and running thence with the joint line of said lots S. 40-45 W. 432.37 feet
to an iron pin at the joint rear corner of Lots 16 and 17 and running thence with the joint
line of said lots S. 46-01 E. 155.13 feet to an iron pin on the edge of a branch; running thence
with the branch as the line, the traverse line of which is N. 75-35 E. 131.69 feet to an iron
pin at the joint rear corner of Lots 17 and 18 and running thence with the joint line of said
lots N. 19-33 E. 387.53 feet to an iron pin on the southern side of Morgan Court, joint front
corner of Lots 17 and 18; running thence with the southern side of Morgan Court N. 75-00 W.
28 feet; N. 65-00 W. 63 feet and N. 51-00 W. 4 feet to the point of BEGINNING.

This conveyance is made subject to any restrictions, reservations, zoning
ordinances or easements that may appear of record, on the recorded plat(s) or on the
premises.



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10.45

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 9th day of January 19 76

SIGNED, sealed and delivered in the presence of:

Mary S. Martin
Vickie D. Wilkerson

SOUTHLAND PROPERTIES (SEAL)
A Corporation
By: R. G. Gault
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 Cor-
poration, 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 9th day of January 1976

Vickie D. Wilkerson (SEAL)
Notary Public for South Carolina.

My Commission Expires: 3-14-83

Mary S. Martin

RECORDED this _____ day of JAN 14 1976 19, at 10:37 A. M., No. 17599

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