

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

Vol 1032 140-696

MAR 8 3 16 PM '76

DONNIE S. TANKERSLEY
R.M.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, Two Hundred, Fifty and No/100 (\$9,250.00) ----- 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 Lee T. Ferris and Mary Ann M. Ferris, their heirs 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. 43 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 R. M. C. 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:

BEGINNING at an iron pin on the southwestern side of Shetland Way, joint front corner of Lots 43 and 44 and running thence with the joint line of said lots, S. 48- 53 W. 246.99 feet to an iron pin, joint rear corner of Lots 43 and 44 and running thence with the rear line of said Lot No. 43, N. 64-04 W. 108.35 feet to an iron pin at the joint rear corner of Lots Nos. 42 and 43; thence with the joint line of said lots, N. 47-26 E. 215.40 feet to an iron pin on the southwestern side of Shetland Way; thence with the southwestern side of Shetland Way, following the curvatures thereof, the chords of which are: S. 71-03 E. 33 feet to an iron pin; S. 89-00 E. 20 feet to an iron pin; S. 81-00 E. 50 feet to an iron pin and S. 64-00 E. 27 feet to the point of beginning.

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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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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 26th day of February 19 76

SIGNED, sealed and delivered in the presence of:

SOUTHLAND PROPERTIES, INC. (SEAL)

A Corporation

By:

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 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 26th day of February 1976

Mary S. Martin (SEAL)

Notary Public for South Carolina.

MY COMMISSION EXPIRES: 11-23-80

Cheryl Donable

RECORDED this day of MAR 8 1976 at 3:16 P. M. No. 22667

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