

✓ TITLE TO REAL ESTATE—Prepared by Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.
Grantee's address: 8 Meyers Drive
Greenville, S.C. 29605

State of South Carolina,
County of GREENVILLE

FILED
GREENVILLE CO. S. C.
JUN 27 3 45 PM '76
DONNIE S. TANKERSLEY
R.M.C.

VOL 1041 PAGE 979



Greenville County
Stamps
Paid \$ 1.65
Act No. 350 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, That ZENAS C. GRIER

in the State aforesaid, in consideration of the sum of One Thousand Five Hundred and No/100
(\$1,500.00)----- Dollars,

to him in hand paid at and before the sealing of these presents by

Mack P. Niven and Felicia B. Niven

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Mack P. Niven and Felicia B. Niven, their heirs and assigns, forever:

All that piece, parcel or lot of land situate, lying and being on the Northern side of Sunrise Drive, Greenville County, State of South Carolina, being known and designated as (1) a portion of Lot 23, Section A, as shown on a plat of Paris Mountain-Caesar's Head Development Company, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book G at page 123, and (2) a tract adjoining the said Lot 23 on the Northern side thereof, and having, in the aggregate, according to a plat prepared by C. O. Riddle, dated May, 1975, entitled "Property of M. P. & Felicia B. Niven", and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-T at page 64, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Sunrise Drive at the joint corner of the premises herein described and other property of the Grantees herein and running thence with the line of the said other property of the Grantees herein N. 41-42 E. 126 feet to an iron pin; thence continuing with the line of the said other property of the Grantees herein N. 40-24 W. 83.1 feet to an iron pin; thence N. 46-00 E. 25 feet to an iron pin; thence S. 64-30 E. 85.9 feet to an iron pin; thence with the line of other property of the Grantor herein S. 32-15 W. 172.4 feet to an iron pin on the Northern side of Sunrise Drive; thence with the Northern side of Sunrise Drive N. 76-23 W. 34.5 feet to the point of beginning.

The within conveyance is subject to all restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, affecting the above described property.

— 355 — P.T.O.F. 686.1-4-15 → 0.15 AC
OUT OF 686.1-4-16
This is a portion of the property conveyed to the Grantor herein by deed of Paris Mountain-Caesar's Head Development Company, dated July 13, 1934, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 172 at page 142 on July 26, 1934, and by deed of Caesar's Head Company, dated September 30, 1954, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 509 at page 434 on October 6, 1954.

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