13 Ridgeland Charman, Promitice &

TITLE TO REAL ESTATE-Prepared by Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

State of South Carolina,

County of GREENVILLE

voi 1063 (AC) 275

GREENVILLE CO. S. C. 100 23 3 06 PH 177 GOARIE S. TANKERSLEY

KNOW ALL MEN BY THESE PRESENTS, That I, Richard W. Molten, Jr.

in the State aforesaid, in consideration of the sum of Seventy-One Thousand Five Hundred and No/100ths----- Dollars.

to

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

Ronald D. Plemmons and Camille S. Plemmons

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(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 Ronald D. Plemmons and Camille S. Plemmons, their heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being on the northern side of Ridgeland Avenue in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 4 on a plat entitled "Estate of W. C. Cleveland" prepared by Dalton & Neves, Engineers, dated December, 1976, recorded in the R.M.C. Office for Greenville County in Plat Book 5-Y at Page 23, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Ridgeland Avenue at the joint front corner of Lots Nos. 3 and 4 and running thence with the line of Lot No. 3 N. 26-56 E. 179.6 feet to an iron pin on the southern side of a twenty foot alley; thence with the southern side of said twenty foot alley S. 63-04 E. 70 feet to an iron pin at the joint rear corner of Lots Nos. 4 and 5; thence with the line of Lot No. 5 S. 28-26 W. 180.2 feet to an iron pin on the northern side of Ridgeland Avenue; thence with the northern side of Ridgeland Avenue N. 62-38 W. 65 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.

This being a portion of the property conveyed to the grantor herein by deed of The South Carolina National Bank as Trustee under unrecorded Agreements with Alice Cleveland Richardson, Harriet Cleveland Dobbins and Gertrude Cleveland McCoin and Alice Cleveland Richardson, Harriet Cleveland Dobbins and Gertrude Cleveland McCoin, dated January 18, 1977 and recorded in the R.M.C. Office for Greenville County in Deed Book 1049 at Page 890 on January 20, 1977.

Together with all the right, title and interest, if any, of the Grantors herein in and to that portion of the said 20 foot alley which is adjacent to the premises herein conveyed.

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