

Westview Avenue
Greenville, S. C.

VOL 1073 PAGE 947

TITLE TO REAL ESTATE - Offices of WILLIAM B. JAMES, Attorney at Law, 114 Williams Street, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that United Development Services, 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 Fifteen Thousand Nine Hundred Fifty and no/100 (\$15,950.00) Dollars, and assumption of mortgage indebtedness hereinbelow set forth, do hereby grant, bargain, sell and release unto John M. Lahti and Sue H. Lahti, their heirs and assigns, forever,

All that piece, parcel or lot of land, situate, lying and being on the northwestern side of Westview Avenue, in the City of Greenville, County of Greenville, State of South Carolina and known and designated as Lot 10 of a subdivision known as Section 2, Lost Valley, plat of which is recorded in the RMC Office for Greenville County in Plat Book 5-P, at page 36, and, according to said plat, has the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern side of Westview Avenue, joint front corner of Lots 9 and 10 and running thence with the joint line of said lots, N. 19-50 W., 115.3 feet to an iron pin; running thence N. 89-02 W. 86 feet to an iron pin; running thence S. 2-35 W. 40 feet to an iron pin, joint rear corner of Lots 10 and 11; running thence with the joint line of said lots, S. 48-24 E. 139.1 feet to an iron pin on the northwestern side of Westview Avenue; running thence with the northwestern side of said avenue, N. 39-03 E. 17.3 feet; thence continuing with said avenue, N. 53-21 E., 15 feet to an iron pin, point of beginning.

- 519 - 180 - 3 - 54
OUT OF 180 - 3 - 33.2

This is the identical property conveyed to the Grantor herein by deed of F. Towers Rice, dated December 3, 1975, and recorded in the RMC Office for Greenville County in Deed Book 1028, at page 97, and being a portion thereof.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject property.

THIS LOT IS CONVEYED SUBJECT TO AN EASEMENT RESERVED FOR THE JOINT USE OF THE DRIVEWAY ENTRANCE WITH THE OWNERS OF LOT 9. THIS EASEMENT SHALL BECOME AN APPURTENANCE and RUN WITH THE LAND.

As a part of the consideration for this conveyance, the Grantees herein assume and agree to pay that certain Note and Mortgage heretofore executed unto South Carolina Federal Savings and Loan Association in the original amount of \$39,200.00, recorded in the RMC Office for Greenville County in Mortgage Book 1412, at page 324. Said mortgage having a present balance of \$36,000.00

DOCUMENTARY STAMP TAX \$32.00

together with all and singular the rights, numbers, 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 17th day of February, 1978.

SIGNED, sealed and delivered in the presence of:

UNITED DEVELOPMENT SERVICES, INC. (SEAL)
A Corporation

By: *[Signature]*
President
[Signature]
Secretary

STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF GREENVILLE

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 17th day of February, 1978.

[Signature] (SEAL) *Judith S. Payne*
Notary Public for South Carolina

My commission expires: 6/13/79

RECORDED this 20th day of FEB 20, 1978

At 3:05 P.M.

21523

180

0947

4328 RV-2

0070
FEB 20 1978
546
2:00CT