

401 Great Glen Road
Greenville, S. C. 29615

1985

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

GREENVILLE CO. S.
13 13 20 1978

KNOW ALL MEN BY THESE PRESENTS, that **United Builders, 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 **Eleven Thousand Five Hundred and no/100 (\$11,500.00)** 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 **Horace E. Clinard and Susan S. Clinard, their heirs and assigns forever:**

ALL that certain piece, parcel or lot of land situate, lying and being on the north-western side of Sassafras Drive near the City of Greenville, in the County of Greenville, State of South Carolina, known and designated as Lot No. 64 of a Subdivision known as Pebble Creek, Phase I, plat of which is recorded in the RMC Office for Greenville County, S. C. in Plat Book 5D at Page 4 and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Sassafras Drive at the joint front corner of Lots 64 and 65 and running thence with the joint line of said lots, N. 39-29 W. 226.82 feet to an iron pin on the edge of the Duke Power right of way; running thence with the said right of way, S. 52-56 W. 100 feet to an iron pin at the joint rear corner of Lots 64 and 63; running thence with the joint line of said lots, S. 35-52 E. 186.14 feet to an iron pin on the northern side of Sassafras Court; running thence with said court, which line is curved, the chord of which is S. 64-30 E. 32.3 feet; thence continuing S. 21-13 E. 32.13 feet; running thence S. 24-30 E. 10.36 feet to an iron pin on Sassafras Drive; running thence with Sassafras Drive, N. 53-40 E. 33.91 feet; thence continuing with said drive, N. 24-40 E. 79.71 feet to an iron pin, the point of beginning.

(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 is the identical property conveyed to the Grantor herein by deed of Pebblepart, Ltd. dated July 17, 1978 to be recorded herewith.

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DOCUMENTARY STAMP TAX \$ 23.00

SOUTH CAROLINA COUNTY CLERK'S OFFICE GREENVILLE COUNTY 12.65

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 9th day of August 1978

SIGNED, sealed and delivered in the presence of: **UNITED BUILDERS, 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 9th day of August 1978
[Signature] (SEAL) [Signature]
Notary Public for South Carolina
My commission exp.: 6/13/79

RECORDED this 10:28 A. day of AUG 10, 1978 M., No. 4150

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