

TITLE TO REAL ESTATE-Prepared by Brown, Byrd, Blakely & Massey, P.A., Attorneys at Law, Greenville, S.C.

Mrs. Kay C. Binford
504 Poinsettia Drive
Simpsonville, South Carolina
29681

State of South Carolina
County of Greenville

FILED
GREENVILLE CO. S.C.
FEB 13 3 15 PM '80
DONN R. HARRIS
R.M.C.

2700

KNOW ALL MEN BY THESE PRESENTS, That I, WILLIAM G. BINFORD,

in the State aforesaid, in consideration of the sum of Ten Dollars (\$10.00), love and affection

Dollars,

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

KAY C. BINFORD

(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 KAY C. BINFORD, his 1/2 interest in said property described below:

ALL that certain piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, in the City of Simpsonville, being shown as a portion of Lot No. 129 of Section No. Three of Poinsettia Subdivision as recorded in the R.M.C. Office for Greenville County in Plat Book PPP at page 141 and more particularly shown on plat entitled "Property of William G. Binford and Kay C. Binford", dated March 12, 1975, prepared by W. R. Williams, Jr., and having according to said plat the following metes and bounds, to-wit:

(18)819-318.1-1-40

BEGINNING at an old iron pin on the southern side of Poinsettia Drive and running thence S. 39-25 W. 178.9 feet crossing Durban Creek back on line to an old iron pin on the sanitary sewer line right of way; thence N. 48-47 W. 62.7 feet to a manhole on sewer line; thence N. 74-39 W. 73.1 feet to an iron pin on the southern side of Poinsettia Drive crossing Durban Creek back on line; thence with the southern side of said drive S. 41-48 E. 87.1 feet to an iron pin on the southern side of said drive; thence continuing with the southern side of Poinsettia Drive S. 50-35 E. 42.9 feet to the point of beginning.

This conveyance is made subject to any restrictive covenants, buildings setback lines, easements and rights of way affecting the above described property.

This conveyance is made subject to restrictive covenants recorded in the R.M.C. Office for Greenville County in Deed Volume 858 at page 54.

This is the same property conveyed to William G. Binford and Kay C. Binford by deed of Builders & Developers, Inc. recorded in the Greenville County R.M.C. office in Deed Book 1015 at Page 846 on March 21, 1975.

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