

Mann, Foster, Richardson & Fisher, Attorneys at Law, Greenville, S.C.

FOOTED BY [unclear]

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

ADDRESS OF GRANTEEES:
104 Paddock Place
Simpsonville, S. C. 29681

GRANTEEES FILED
SOUTH CAROLINA
3 46 AM '80
WASLEY

KNOW ALL MEN BY THESE PRESENTS, that JIM WILLIAMS, 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 Sixty Thousand and No/100 ----- (\$60,000.00) ----- 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 CHARLES W. SMITH, JR. & MARY E. SMITH, their heirs and assigns forever:

(16) - 206 - 539.4 - 1 - 44

All that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, situate, lying and being on the eastern side of Paddock Place and being known and designated as Lot 44 on plat of Heritage Lakes Subdivision prepared by Heaner Engr. Co., Inc. 10/20/77, and recorded in the RMC Office for Greenville County, S. C. Oct. 27, 1977 in Plat Book 6-H, page 16, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Paddock Place, which iron pin is the joint front corner of Lots 43 and 44; and running thence N. 78-57-39 E. 277.24 feet to an iron pin; thence N. 7-53-05 W. 106 feet to an iron pin; thence S. 78-57-39 W. 240.24 feet to an iron pin on the easterly side of Paddock Place; thence around the curve of Paddock Place, the chord of which is S. 25-19-18 W. 59.29 feet to an iron pin; thence along the easterly side of Paddock Place S. 1-40 E. 6.70 feet to an iron pin; thence continuing along the easterly side of Paddock Place S. 4-10-34 E. 51.93 feet to an iron pin, the point of beginning.

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

This being the same property conveyed to the grantor herein by deed of Comfortable Mortgages, Inc. recorded Dec. 27, 1978, in Deed Book 1094 at Page 346.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
120.00

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
DEC 2 '80
66.00

together with all and singular the rights, members, 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)' 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)' 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 1st day of December 19 80.

SIGNED, sealed and delivered in the presence of:

JIM WILLIAMS, INC. (SEAL)

A Corporation

By: Walter James Williams, Jr.
President Walter James Williams, Jr.

Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

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 1st day of December 19 80

Gene J. Deery (SEAL)
Notary Public for South Carolina.

My commission expires: 3/30/89

Elaine G. Stator

RECORDED this 2 day of DEC 2 1980, at 9:46 A.M., No. 16538

539.4

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