

Grantee's mailing address: c/o J. G. Stephens, 202 S. Gilman Rd., Greenville, S.C. 29615

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RECORDED
JAN 15 4 29 PM '81
COMM. CLERK BERSLEY
- M.C.

141 PAGE 1

KNOW ALL MEN BY THESE PRESENTS, that Watson's Orchard Property Owners Association, 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 One Hundred Five Thousand Five Hundred and 00/100 (\$105,500.00) 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 Pelham Properties, Inc., its successors and assigns forever:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, containing five (5) lots as is more fully shown on a plat entitled "Survey for Richard Watson", prepared by Carolina Surveying Company, dated June 27, 1980, revised August 19, 1980, revised August 27, 1980, revised September 3, 1980, and revised December 1, 2, and 3, 1980, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake at the intersection of Pelham Road and a proposed road; running thence with the curvature of said intersection, the chord of which is S. 25-48 E. 43.8 feet to a stake; running thence with the western side of said proposed road, S. 17-20 W. 270.6 feet to a stake at the corner of a tract containing 22.15 acres; running thence with the line of said tract N. 68-57 W. 200 feet to a point; thence continuing N. 86-57 W. 180 feet to a point; thence continuing N. 68-57 W. 7.9 feet to a point; running thence N. 82-28 W. 256.9 feet to a point; running thence S. 84-07 W. 55 feet to a point; thence continuing S. 84-07 W. 176.92 feet to a point; running thence N. 5-53 W. 300 feet to a point on the southern side of Pelham Road; running thence with the southern side of Pelham Road, N. 84-07 E. 200 feet to a point; thence continuing with the southern side of Pelham Road, N. 84-07 E. 31.9 feet to a point; thence continuing with the southern side of Pelham Road, the following courses and distances, to-wit: N. 87-55 E. 99.5 feet; S. 85-33 E. 68.6 feet to a point; S. 85-33 E. 32 feet to a point; S. 79-11 E. 100 feet to a point; S. 72-58 E. 68 feet to a point; S. 72-58 E. 31.6 feet to a point; S. 68-57 E. 168.4 feet to a point; S. 68-57 E. 170 feet to the point of beginning.

Subject however, to a sewer easement across the rear twenty-five (25') feet of the above lots for the purpose of installation and maintenance of a sewer line to serve the adjacent 8.29 acre tract hereby reserved to the grantor herein.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s) or on the premises.

1150E-543E-1-57.1-2.51 (over....)
1150E-543E-1-57
together with all and singular the rights, members, here, tenents 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 whatsoever 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 15th day of January 19 81

SIGNED, sealed and delivered in the presence of: Watson's Orchard Property Owners Association, Inc. (SEAL)

Richard W. Grayson
Alfred D. Smith

A Corporation
By: *Paul W. Brimmer*
President
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 15th day of January 19 81
Richard W. Grayson (SEAL)
Notary Public for South Carolina
MY COMMISSION EXPIRES 10-15-89

Alfred D. Smith

RECORDED this _____ day of _____ 19 ____ at _____ M. No. _____

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