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ACKER, ACKER, FLOYD & WELMAKER, ATTORNEYS-AT-LAW, PICKENS, S. C. 29671

TITLE TO REAL ESTATE

Grantee's Address:  
201 Vesper Circle  
Mauldin, S.C. 29662

STATE OF SOUTH CAROLINA  
GREENVILLE  
COUNTY

GR: FILED  
CO. S. C.  
2 43 PM '83  
TAKEN TO FILE

Know All Men By These Presents:

That Artistic Builders, Inc.

in the State aforesaid,  
DOLLARS,

in consideration of the sum of Thirty Thousand and N0/100ths and Agreement attached hereto, to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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. W. Carleton Dunn, his heirs and assigns, forever:

"ALL that certain piece, parcel or lot of land situate, lying and being on the west side of Alder Drive and the south side of Agewood Drive, in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 412, Section V, Sheet One on plat of Westwood Subdivision, made by Piedmont Engineers and Architects, November 28, 1972, recorded in the RMC Office for Greenville, S. C., in Plat Book 4-X, at Page 62, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Agewood Drive at the joint corner of Lots 412 and 413 and runs thence along the line of Lot 413, S. 17-20 E. 205.16 feet to an iron pin in the center of a creek; thence with the center of said creek as the property line, the traverse line being N. 41-50 E. 142.40 feet to an iron pin in the center of said creek on the west side of Alder Drive; thence along the west side of Alder Drive N. 35-10 W. 106.3 feet to an old iron pin at the intersection of Alder Drive and Agewood Drive; thence with the intersection of said drives N. 70-59 W. 49.5 feet to an iron pin on the south side of Agewood Drive; thence with the curve of Agewood Drive (the chord being S. 73-11 W. 37.9 feet) to an iron pin; thence continuing along Agewood Drive N. 88-53 W. 24.3 feet to the BEGINNING corner."

This conveyance is subject to all restrictions, zoning ordinances, easements and rights-of-way of record affecting the above described property.

18(899) 574.10-1-21

This is the same property conveyed unto Grantor herein by deed of Fred M. Martin, Jr. and Barbara I. Martin dated February 27, 1982, and recorded in the R.M.C. Office for Greenville County in Deed Book 1166, at Page 855, on May 14, 1982.

This property is accepted by Grantee "as is" and with full and complete knowledge of all defects in the structure, whether latent or patent, as further evidenced by that certain agreement attached hereto and incorporated by reference.

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