

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

NOV 23 4 14 PM '83  
DONNE W. WERSLEY  
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that Leander, Inc. and Ganymede, Inc.,  
A Corporation chartered under the laws of the State of Georgia and having a principal place of business at  
Greenville, State of South Carolina, in consideration of Six Thousand Seven Hundred  
Eighty-nine and 09/100 (\$6,789.09) 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 David A. James and Jean M. James, their heirs and assigns forever:

ALL of that certain piece, parcel or tract of land in the State of South  
Carolina, County of Greenville, lying on the southern side of Babb Road, being  
shown as Lot #9, containing 2.28 acres, on a plat of the property of J. F.  
Estates, Inc., dated May 18, 1982, prepared by James R. McClure, Registered  
Surveyor, recorded in the R.M.C. Office for Greenville County, South Carolina,  
in Plat Book 8-P, at Page 82, and having, according to said plat, the following  
courses and distances, to wit:

BEGINNING at an iron pin on the southern side of Babb Road at the  
joint front corner of Lots 9 and 10 as shown on said plat and running  
thence with the common line of said lots, S. 11-23-00 W. 544 feet to an  
iron pin; thence continuing S. 11-23-00 W. 48.57 feet to an iron pin at  
the joint rear corner of Lots 9 and 2; thence with the rear line  
of Lots 9 and 2, N. 71-41-00 E. 210 feet to an iron pin at the joint rear  
corner of Lots 8 and 9; thence with the common line of Lots 8 and 9,  
N. 11-04-00 E. 504.11 feet to an iron pin on the southern side of  
Babb Road; thence with the southern side of Babb Road, N. 83-06-15 W.  
105.55 feet to an iron pin and N. 84-16-30 W. 74.76 feet to an iron  
pin, the point of beginning.

This conveyance is specifically made subject to certain Restrictive  
Covenants as contained in an instrument of record in the R.M.C. Office  
for Greenville County in Deed Book 1171, at Page 408; and is further  
made subject to all rights-of-way, easements, and setback lines, if any,  
of record, as shown on recorded plat(s), and which may be determined  
from an inspection of the premises.

10(316)619.3-1-9

The above described property includes a one acre tract, being a  
portion of the aforementioned Lot #9 of J. F. Estates, Inc. which was  
heretofore conveyed by the Grantors herein to the Grantees herein by  
deed dated July 5, 1983, recorded in the R.M.C. Office for Greenville  
County, South Carolina, on August 9, 1983, in Deed Book 1194, at  
Page 57. The remainder of Tract 9 being conveyed herein is a portion  
of the property conveyed to the Grantors herein by deed from James O.  
Flynn, et al, dated March 13, 1982, recorded in the R.M.C. Office for  
Greenville County, South Carolina, on March 23, 1982, in Deed Book 1164,  
at Page 263, and rerecorded in Deed Book 1165, at Page 208.

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 22<sup>nd</sup> day of November 19 83.

SIGNED, sealed and delivered in the presence of:

LEANDER, INC.

(SEAL)

A Corporation

By:

President

Secretary

BY: James R. McClure Ass. Sec.

BY: James R. McClure Ass. Sec.

BY: James R. McClure Ass. Sec.

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PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-  
poration, 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 22<sup>nd</sup> day of November 1983.

Notary Public for South Carolina  
My commission expires: 10/19/89

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ at 2ND 2ND 741 M., No. \_\_\_\_\_ 4.2001

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