

FEB 17 2 31 1984

COUNTY OF GREENVILLE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

VOL 1206 PAGE 436

KNOW ALL MEN BY THESE PRESENTS, that BAIRD BUILDERS, 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 THIRTY SEVEN THOUSAND, FIVE HUNDRED and No/100-----(\$137,500.00)----- 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 JERRY J. LAWSON and FRANCES S. LAWSON, their heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being on the southeastern side of Plantation Drive in Austin Township, Greenville County, South Carolina, being shown and designated as Lot No. 32 on a plat entitled "HOLLY TREE PLANTATION, Phase II, Section II," by Piedmont Engineers and Architects, Surveyors, dated January 10, 1974, and recorded in Greenville County Plat Book 5-D at Page 47, and being further shown on a more recent plat by Freeland & Associates, dated February 16, 1984, entitled "Property of Jerry J. Lawson and Frances S. Lawson", and having according to said plats, the following metes and bounds, to-wit:

BEGINNING at a point on the southeastern edge of Plantation Drive at the joint front corner with Lot 33, and running thence along the common line with Lot 33, S. 71-55 E. 160.80 feet to a point on the joint line with Lot 19; thence running along the common line with Lot 19, S. 39-02 W. 119.37 feet to the joint line of Lot 32 with Lot 20; thence along the joint line with Lot 20, S. 37-55 W. 68 feet to a point at the joint rear corner with Lot 31; thence along the joint line with Lot 31, N. 52-15 W. 137.20 feet to a point on the southeastern edge of Plantation Drive; thence along the southeastern edge of Plantation Drive, as follows: N. 44-00 E. 35 feet to a point; N. 34-00 E. 50 feet to a point; N. 24-00 E. 50 feet to the point of beginning.

This being the identical property conveyed to the Grantor herein by deed of Lynda Q. Cobb dated June 10, 1983 and recorded June 13, 1983, in Greenville County Deed Book 1190 at Page 81.

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

Grantees' address: 210 Plantation Drive, Simpsonville, S. C. 29681

16(116) 542.7-1-31

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 17th day of February 19 84

SIGNED, sealed and delivered in the presence of:

*Kathryn D. Cunningham*  
*William B. Long*

BAIRD BUILDERS, INC.

(SEAL)

A Corporation

By:

*Douglas Baird Pres.*

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 its 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 17th day of February 19 84

*Kathryn D. Cunningham* (SEAL)Notary Public for South Carolina.  
My commission expires:

2/9/92

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ OCTO 19 84 FF 17 84 066 M. No. 4-0000

(CONTINUED ON NEXT PAGE)