

FILED

STATE OF SOUTH CAROLINA)
)
COUNTY OF LEXINGTON)

1997 JUL 30 PM 4 19
TITLE TO REAL ESTATE
JOANNE B. TRIBBLE
RMC
LEXINGTON COUNTY, S.C.

KNOW ALL MEN BY THESE PRESENTS, that THREE SEVENTY-EIGHT CO., INC., a South Carolina corporation, ("Grantor") in the State aforesaid, for and in consideration of the sum of Five and No/100 Dollars (\$5.00) only to it in hand paid at and before the sealing of these presents, by MALLARD LAKES POND #2 HOMEOWNERS ASSOCIATION, INC., ("Grantee") in the State aforesaid, (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

MALLARD LAKES POND #2 HOMEOWNERS ASSOCIATION, INC.,
ITS SUCCESSORS AND ASSIGNS:

(SEE ATTACHED "EXHIBIT A" FOR PROPERTY DESCRIPTION)

This conveyance is subject to all easements, restrictions and conditions appearing of record affecting the above-described property which do not affect marketability.

Grantee's address: 1208 Washington Street
Columbia, SC 29201

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee, Grantee's heirs and assigns forever.

And the said Grantor does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the said Grantee, Grantee's heirs and assigns, against Grantor and Grantor's successors and against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

IN WITNESS WHEREOF, THREE SEVENTY-EIGHT CO., INC., has caused these presents to be executed in its name by Woodie R. Smith, its President and Michael W. Tighe, its Secretary, and its corporate seal to be hereto affixed this 17 day of June in the year of our Lord, one thousand nine hundred and eighty-seven, and in the two hundred and eleventh year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:

THREE SEVENTY-EIGHT CO., INC. (SEAL)

Sheri D. Korn
Teresa L. Nicewonger

By Woodie R. Smith
Woodie R. Smith
Its President
By Michael W. Tighe
Michael W. Tighe
Its Secretary

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PROBATE

PERSONALLY appeared before me Sheri D. Korn, who, on oath, says that (s)he saw the within-named THREE SEVENTY-EIGHT CO., Inc. by Woodie R. Smith, its President and Michael W. Tighe, its Secretary, sign the within Deed, and the said Corporation, by said officers, seal said Deed, and, as its act and deed, deliver the same, and that (s)he with Teresa L. Nicewonger, witnessed the execution thereof.

Sheri D. Korn

SWORN to before me this 17th day of June, 1987.

Teresa L. Nicewonger (L.S.)
Notary Public for South Carolina

My Commission Expires: 8-11-90.

EXHIBIT A

All that certain piece, parcel or lot of land, shown and designated as Pond #2 on a Bonded Plat of Site Improvements for Mallard Lakes Phase I, prepared by B. P. Barber & Associates, Inc., dated June 2, 1987, and recorded June 22, 1987, in Plat Book 216-G at page 184 in the Office of the Register of Mesne Conveyances for Lexington County, together with affiliated dam and spillway, subject to the rights of the public and others entitled thereto in and to the use of the roadway constructed over said dam and to the uses of said property for the installation and maintenance of water, sewer and other utility pipes and lines, said Pond #2 being more particularly described as follows: Commencing at an iron in the western edge of the right-of-way of Mallard Lakes Drive, which iron lies S 02° 52' 10" E of an iron in the southwestern corner of the intersection of Mallard Lakes Court and Mallard Lakes Drive and One Hundred Sixty-five (165.0) feet therefrom, and running from said point of commencement S 02° 52' 10" E a distance of Ninety and Two Tenths (90.20) feet; thence turning and running S 08° 46' 49" E a distance of Seventy-eight and Twenty-six Hundredths (78.26) feet to an iron; thence turning and running N 71° 41' 23" W a distance of Fifty-six and Fourteen Hundredths (56.14) feet to an iron; thence turning and running S 67° 17' 03" W a distance of Twenty-five (25.0) feet to an iron; thence turning and running N 85° 14' 55" W a distance of Forty-three and Forty-four Hundredths (43.44) feet to an iron; thence turning and running N 78° 34' 06" W a distance of Seventy-one and Seventy-nine Hundredths (71.79) feet to an iron; thence turning and running N 87° 20' 10" W a distance of Seventy (70.00) feet to an iron; thence turning and running N 58° 07' 35" W a distance of Sixty (60.00) feet to an iron; thence turning and running N 53° 28' 03" W a distance of Seventy (70.0) feet to an iron; thence turning and running N 62° 06' 00" W a distance of Seventy (70.00) feet to an iron; thence turning and running N 57° 28' 32" W a distance of Seventy (70.00) feet to an iron; thence turning and running N 68° 19' 38" W a distance of Sixty-five (65.00) feet to an iron; thence turning and running N 20° 24' 32" W a distance of Seventeen (17.00) feet to an iron; thence turning and running N 31° 04' 40" E a distance of Thirteen and Ninety-one Hundredths (13.91) feet to an iron; thence turning and running N 50° 06' 18" E a distance of Forty (40.0) feet to an iron; thence turning and running N 80° 41' 07" E a distance of Seventy (70.0) feet to an iron; thence turning and running N 59° 09' 28" E a distance of Seventy (70.0) feet to an iron; thence turning and running S 68° 38' 52" E a distance of Sixty (60.0) feet to an iron; thence turning and running S 30° 50' 23" E a distance of One Hundred Twenty (120.0) feet to an iron; thence turning and running S 78° 54' 39" E a distance of One Hundred Twenty (120.0) feet to an iron; thence turning and running N 86° 50' 56" E a distance of Seventy (70.0) feet to an iron; thence turning and running S 85° 50' 15" E a distance of Thirty-five (35.0) feet to an iron; thence turning and running N 61° 14' 22" E a distance of Thirty-four and Ninety-seven Hundredths (34.97) feet to the point of commencement, be all measurements a little more or less.

This being a portion of the property heretofore conveyed to Three Seventy-Eight Co., Inc., by Deed of Sun Properties of Columbia, Inc., dated February 6, 1986, and recorded February 7, 1986, in Deed Book 784 at page 166 in the Office of the Register of Mesne Conveyances for Lexington County.

22646

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The State of South Carolina

TITLE TO REAL ESTATE	Form 14
Carroll's Office-Outfitters, Inc.	

COUNTY OF LEXINGTON 1987 JUN 30 PM 4 19

JOANNE B. TRIBBLE
RMC
LEXINGTON COUNTY, KNOW ALL MEN BY THESE PRESENTS, THAT

W.J.S., Inc.

LEXINGTON COUNTY
DOCUMENTARY TAX
PAID \$ 14.30
BY J. H. SHARPE

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
JUN 30 1987
STAMP TAX \$ 14.30

in the State aforesaid, for and in consideration of the sum of
Six Thousand Five Hundred and No/100ths Dollars,
(\$ 6500.00) to it in hand paid at and before the sealing of these presents by

H. Walter Hendrix Builder, Inc.

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and
by these presents do grant, bargain, sell and release unto said

H. WALTER HENDRIX BUILDER, INC. ITS SUCCESSORS AND ASSIGNS:

All that certain piece, parcel or lot of land with improvements thereon, situate, lying and being in the County of Lexington, State of South Carolina being shown and designated as Lot 30 of Brighton Forest North Subdivision on plat prepared for H. Walter Hendrix Builder, Inc. by Douglas E. Platt, Sr., R.L.S., dated June 23, 1987 and recorded in the Lexington County RMC Office in Plat Book at Page and said lot having the following boundaries and measurements: Bounded on the North by Mansfield Circle (50' R/W), whereon it fronts and measures Seventy (70.00') feet; on the East by Lot 29, whereon it measures One Hundred Twelve and Twenty One one hundredths (112.21') feet; on the South by Brighton Forest Sub-division, whereon it measures Seventy (70.00') feet; and on the West by Lot 31, whereon it measures One Hundred Eleven and Sixty Nine one hundredths (111.69') feet; all measurements being a little more or less.

This being the identical property conveyed to the grantor herein by deed of M.L. Corley and Theron H. Peace as recorded in the Lexington County RMC Office in Deed Book 795 at Page 203.

TAX MAP NUMBER: 4499-2-2

GRANTEE'S ADDRESS: 768 Oak Drive
Lexington, SC 29072

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