

Title to Real Estate by a Corporation

STATE OF SOUTH CAROLINA,

County of Greenville



Greenville, S. C. VOL 509 PAGE 53



KNOW ALL MEN BY THESE PRESENTS That LAKE FOREST, INC.,

a corporation chartered under the laws of the State of South Carolina

and having its principal place of business at Greenville

in the State of South Carolina

sum of THREE THOUSAND, SIX HUNDRED AND NO/100 (\$3,600.00)

----- dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto

WALTER THOMAS COKER AND LAURA N. COKER, their heirs and assigns:

All that piece, parcel or lot of land, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known as Lot No. 115 and adjoining unnumbered lot on the Northerly side of the said Lot 115, Section II, Lake Forest Subdivision, as per plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "EE", page 71, and having, according to said plat, and according to a more recent Plat of the Property of Walter Thomas Coker and Laura N. Coker made by Piedmont Engineering Service September 24, 1954, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Easterly side of Hermitage Road, joint front corner Lots 115 and 116, and running thence S. 86-31 E. 213.7 feet to a point in a creek; thence with the creek as the line, the traverse line being N. 1-43 W. 137.2 feet; thence continuing with the creek as the line N. 76-33 W. 77.4 feet to a point; thence continuing with the creek as the line N. 49-28 W. 63.7 feet to a point; thence continuing with the creek as the line N. 1-17 W. 43.3 feet to a point; thence N. 58-53 E. 79.1 feet to an iron pin on the Westerly side of Lake Fairfield Drive; thence along the Westerly side of Lake Fairfield Drive N. 25-0 W. 149.1 feet to an iron pin in the intersection of Lake Fairfield Drive and Hermitage Road; thence around the curve of the intersection of Lake Fairfield Drive and Hermitage Road, the chord of which is S. 35-10 W. 58.4 feet to an iron pin; thence continuing with the said curve, the chord of which is S. 23-27 W. 60.2 feet to a point; thence along Hermitage Road S. 3-29 W. 301.3 feet to an iron pin, joint front corner Lots 115 and 116, the point of beginning.

The above-described property is conveyed subject to recorded and existing building restrictions, easements, and right-of-way.

The grantee herein is to pay the 1954 taxes on the above-described property.

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 premises before mentioned unto the grantee(s) hereinabove named, and its successors, heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and its successors, heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers,

on this the 25th day of September

in the year of our Lord one thousand, nine hundred and fifty-four.

Signed, sealed and delivered in the presence of:

Anne M. White
Edward Ryan Hamer

LAKE FOREST, INC., (L.S.)
By
Wm. C. G... President
and
Les E. Dellinger Secretary

STATE OF SOUTH CAROLINA,

County of Greenville

PERSONALLY appeared before me Anne M. White and made oath that she saw S. W. Creoch as President and Les E. Dellinger as Secretary of Lake Forest, Inc., a corporation chartered under the laws of the state of South Carolina sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that she, with Edward Ryan Hamer, witnessed the execution thereof.

SWORN to before me this 25th day of September A. D., 1954
Edward Ryan Hamer (L.S.)
Notary Public for South Carolina.

Anne M. White
77-2-133

(continued on next page)