

STATE OF SOUTH CAROLINA,

County of GREENVILLE

FILED GREENVILLE CO. S. C.

12:01

SEP 10 1963

KNOW ALL MEN BY THESE PRESENTS That S & R Investment Company

a corporation chartered under the laws of the State of North Carolina, and having its principal place of business at in the State of ... for and in consideration of the

sum of Ninety-One Thousand and 00/100 (\$91,000.00) 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 Calvin F. Teague and Fred S. Curdts, their heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being on the northwesterly side of Rutherford Road (old U. S. Highway 29) near the City of Greenville, S. C., and having according to a Plat of property of S & R Investment Co. dated April 29, 1949 made by Piedmont Engineering Service the following metes and bounds, to-wit:

Beginning at an iron pin at the northwesterly side of the right-of-way of Rutherford Road which iron pin is at the joint corner of the property herein conveyed and property now or formerly belonging to Fannie G. Gwinn and running thence along the joint line of said properties N 49-46 W 380.5 feet to an iron pin on the southeasterly edge of the right-of-way of the Southern Railway; thence turning and running along the line of said right-of-way the following courses and distances: N 47-33 E 355.3 feet to an iron pin; thence N 49-18 E 300 feet to an iron pin; thence N 51-55 E 222 feet to a point in the right-of-way of Rutherford Road; thence turning and running along a line partly within the right-of-way of Rutherford Road (approximately 380 feet) and partly along the northwesterly edge of the right-of-way of Rutherford Road (approximately 520 feet) S 24-35 W 900 feet to the point of beginning.

This conveyance is made subject to the right-of-way easement given by S & R Investment Company, as owner, and Sears Roebuck & Co., as lessee, to S. C. Highway Department dated December 18, 1960 (Road No. S-21, Docket No. 23.417.1) which easement covers a strip of the property herein conveyed lying along the northwesterly side of Camp Road for a distance of approximately 380 feet at the northeasterly corner of the property hereinabove described. This property is also subject to an easement created by a general permit as recorded in the RMC Office for Greenville County in Deed Book 254, page 410.

For Deed unto Grantor see Deed Book 382, page 395.



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, 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 their 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 3 day of Sept in the year of our Lord one thousand, nine hundred and sixty-three and in the one hundred and eighty-seventh year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:

David J. Kress
Inge Cantrell

S & R Investment Company
By [Signature] President (L. S.)
and Era R. Norton Asst. Secretary

STATE OF SOUTH CAROLINA,

County of Richland

PERSONALLY appeared before me Doris O. Krell and made oath that she saw Erwin Kaha as President and Era R. Norton as Asst. Sec. of S & R Investment Co a corporation chartered under the laws of the State of North 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 Inge Cantrell, witnessed the execution thereof.

SWORN to before me this 3 day of September A. D., 1963 Julia Willis Henry (L. S.) Notary Public for South Carolina.

Recorded September 10th., 1963 at 12:01 P. M. No 7555

272- P10-4-4
71- P10-4-4.1