

SEP 17 2 46 PM '69
OLLIE FARNSWORTH
R. M. C.

TITLE TO REAL ESTATE BY A CORPORATION - Mann, Foster, Ashmore & Brissey, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

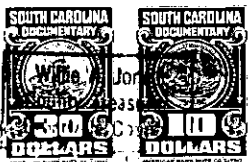
KNOW ALL MEN BY THESE PRESENTS, that CLASSIC HOMES, INC.

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 Nineteen Thousand Six Hundred Fifty and No/100 (19,650.00) 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 ROBERT J. SIMKINS AND RUTH M. SIMKINS, their heirs and assigns forever:

ALL that piece, parcel or lot of land in the City of Mauldin, County of Greenville, State of South Carolina, situate, lying and being on the northeastern side of Cheshire Road and being the major portion of Lot 12 of Montclair Subdivision, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book "WWW", at Page 41, and having, according to a more recent survey recorded in the R.M.C. Office in Plat Book at Page , and having the following metes and bounds to-wit:

BEGINNING at an iron pin on the northeastern side of Cheshire Road, joint front corner of Lots 11 and 12 and running thence N 76-45 E 286.3 feet to a point; thence S 62-22 E 125.9 feet to a point; thence with the common line of Lot 13 S 77-14 W 233.9 feet to a point; thence N. 89-38 W 53.3 feet to a point; thence S. 59-33 W 40 feet to a point; thence S 77-14 W 50 feet to an iron pin on the northeastern side of Cheshire Road; thence with said road N 18-35 W 80 feet to a point of beginning.



County Stamps Paid \$22.00
See Act No.380 Section 1

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(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(s') heirs or successors against the grantor and its successors and against every person whatsoever 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 16th day of September 1969.

SIGNED, sealed and delivered in the presence of:

[Signature]
Francis P. Leilke

A Corporation CLASSIC HOMES, INC. (SEAL)
By: *[Signature]*
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 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 16th day of September 1969.

[Signature] (SEAL)
Notary Public for South Carolina.
My commission expires Apr. 7, 1979

Francis P. Leilke