

SEP 17 2 46 PM '69

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

STATE OF SOUTH CAROLINA

OLLIE FARNSWORTH  
R. H. C.

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 Ten and No/100 (\$10.00)--

-----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 LARRY WAYMAN SHEPPARD AND EMILY LYNDIA S. SHEPPARD, 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 being known and designated as a portion of Lot 12 of Montclaire 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 the following metes and bounds to-wit:

BEGINNING at a point in the joint line of Lots 12 and 13, said point being 50 feet east of the joint front corner of Lots 12 and 13 and running thence N 59-33 E 40 feet to a point; thence S 90-38 E, 53.3 feet to a point in the common line of Lots 12 and 13; thence S 77-14 W 90 feet, more or less, to the point of beginning.

The above property is a triangle strip cut out of the southern side of Lot 12 of Montclaire Subdivision and is shown as part of Lot 12 on a plat entitled Larry Wayman Sheppard and Emily Lynda S. Sheppard, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book at Page

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 19 69.

SIGNED, sealed and delivered in the presence of:

*Francis P. Leitch*

A Corporation CLASSIC HOMES, INC. (SEAL)  
By: *[Signature]*  
President  
Secretary

STATE OF SOUTH CAROLINA } PROBATE  
COUNTY OF Greenville }

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 19 69.

*Francis P. Leitch*

Notary Public for South Carolina. (SEAL)

My commission expires Apr. 7, 1979