

OCT 22 12 06 PM '69

TITLE TO REAL ESTATE-Offices of WILLIAM B. JAMES, Attorney at Law, Lawyers Building, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

County Stamps Paid \$110.00
See Act No.380 Section 1

KNOW ALL MEN BY THESE PRESENTS, that Botany Woods Building & Sales, 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 Exchange of stock
valued at One Hundred Thousand and No/100 (\$100,000.00) & assumption of a mortgage ----- 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 Sand-Tar Developers, Inc., its successors and assigns:

ALL that certain piece, parcel or lot of land situate lying and being in the County of Green-
ville, State of South Carolina on the northern side of S. C. Highway 291 as shown on plat en-
titled "Property of Botany Woods Building & Sales Co., Inc.", prepared by Carolina Engineer-
ing and Surveying Co., dated August 9, 1968; said plat being recorded in the R.M.C. Office
for Greenville County in Plat Book YYY at Page 115 and having, according to said plat the
following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of a proposed street. 391.8 feet from S. C.
Highway 291 and the joint corner of the property of the mortgagor and John S. Taylor, Jr.
and running thence N. 5-19 W., 200 feet to an iron pin; thence running N. 64-01 E., 37.3
feet to an iron pin on the western side of a proposed street; thence with the said proposed street
S. 48-30 E., 175 feet to an iron pin; thence with the arch of the turn of said proposed street S.
0-41 E., 33.5 feet to an iron pin; thence continuing with the arch of said proposed street S. 47-
08 W., 12.8 feet to an iron pin; thence with the said proposed street S. 55-20 W., 50 feet to an
iron pin; thence continuing with said proposed street S. 67-55 W., 50 feet to an iron pin; thence
continuing with said proposed street S. 78-05 W., 50 feet to an iron pin; the point of beginning.
- 271 - 276 - 3 - 5.5 -> 0.50 Ac +
OUT OF 276 - 3 - 5.3

This property is conveyed subject to restrictions and easements or rights of way, if any, of record.

ALSO: All that parcel of land shown upon the Greenville County Block Book at 276-5.1, which
includes the site of the "Regency Building" and other land described above and constitutes all that remains of that
original tract conveyed to the Grantor by T. A. McCarter, Trustee. The above conveyance is subject
to all easements and rights of way of record and to all outstanding leases to tenants in the "Regency
Building".
- 271 - 276 - 3 - 5.3

*** The Grantee agrees to assume and pay that mortgage executed by the Grantor to Aiken Loan and
Security Company dated February 24, 1969 and recorded in Mortgage Book 1118 at Page 218 in the
original amount of \$85,000.00 upon which there is a balance due of \$ _____.

together with all and singular the rights, numbers, 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 gran-
tee'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 and against
every person whomsoever 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 30th day of September 19 69.

SIGNED, sealed and delivered in the presence of: Botany Woods Building & Sales, Inc. (SEAL)

By: *Andrew L. James* President
Leo H. White 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 30th day of September 19 69
Leo H. White (SEAL) *Andrew L. James*

Notary Public for South Carolina
My commission expires June 13, 1979
RECORDED this 22 day of October, 69, at 12:06 P. M., No. 9579