

FILED
MAR 30 2 38 PM '70

TITLE TO REAL ESTATE BY A CORPORATION—Prepared by Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, }
 } OLLIE FARNSWORTH
County of GREENVILLE } R. M. C.

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The Peoples National Bank of Greenville, S. C.,

KNOW ALL MEN BY THESE PRESENTS That /as Agent for Furman University, a banking association organized and existing under the laws of the United States of America

for and in consideration of the sum of Seven Thousand Three Hundred and No/100ths (\$7,300.00)----- 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 **JIM DODENHOFF**:

All that certain piece, parcel or lot of land situate, lying and being on the Northern side of South Warwick Road in Paris Mountain Township, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 45 of a subdivision known as Stratford Forest, and having according to a plat of said subdivision prepared by Piedmont Engineering Service, dated February 25, 1957, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book KK at page 89, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of South Warwick Road at the joint front corner of Lots Nos. 44 and 45, and running thence with the line of Lot No. 44 N. 11-37 W. 305.1 feet to an iron pin; thence with the rear line of Lot No. 61 N. 72-40 E. 187 feet to an iron pin at the joint rear corner of Lots Nos. 45 and 46; thence with the line of Lot No. 46 S. 10-29 E. 318 feet to an iron pin on the Northern side of South Warwick Road; thence with the Northern side of South Warwick Road S. 75-31 W. 80 feet to an iron pin; thence continuing with the Northern side of South Warwick Road S. 77-21 W. 100 feet to the point of beginning.

This conveyance is made subject to "Protective Covenants Applicable to Stratford Forest" recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 578 at page 1 and to drainage and utility easements, if any, affecting said lot.

This is a portion of the property conveyed to the grantor herein by deed of Furman University, dated November 13, 1956, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 567 at page 397.



Greenville County
Stamps
\$ 8.25
No. 380 Sec. 1

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, **his** 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 **his** 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 **March** in the year of our Lord one thousand, nine hundred and **seventy** and in the one hundred and **ninety-fourth** year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:

Bonnie M. Morris
Sarah L. Campell

The Peoples National Bank of Greenville, S.C., as Agent for Furman University (L.S.)

By *Wilbur Y. Bridgers*
and *Helen J. Cashion*
Trust Officer

STATE OF SOUTH CAROLINA }
County of GREENVILLE }

PERSONALLY appeared before me Bonnie M. Morris and made oath that s/he saw Wilbur Y. Bridgers as Senior Trust Officer and Helen J. Cashion as Trust Officer of The Peoples National Bank of Greenville, S. C.,

as Agent for Furman University a banking association organized and existing under the laws of the United States of America

seal and as the act and deed of said association to deliver the within written deed, and that s/he, with Sarah L. Campell

witnessed the execution thereof.

SWORN to before me this 25th day of **March** A. D. 19 **70**.
Sarah L. Campell (L.S.)
Notary Public for South Carolina.

Bonnie M. Morris

My commission expires: My Commission expires August 19, 1979
Recorded March 30th, 1970 at 2:38 P.M. #21256

310-473-7-3