

FILED
GREENVILLE CO. S. C.
OCT 16 4 40 PM '70
LILLIE 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 BCH Company, 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 Eleven Thousand Four Hundred Ninety-four and 19/100 (\$11,494.19)----- and assumption of mortgage referred to below 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 Juanita Groff, her heirs and assigns forever:

All that piece, parcel or lot of land, situate, lying and being on the northeastern side of Pelham Road in Butler Township, in the City and County of Greenville, State of South Carolina, and containing 4.74 acres according to a recent survey by C. O. Riddle dated November 1, 1968, entitled Property of P. H. James and having according to said plat the following metes and bounds, to wit:

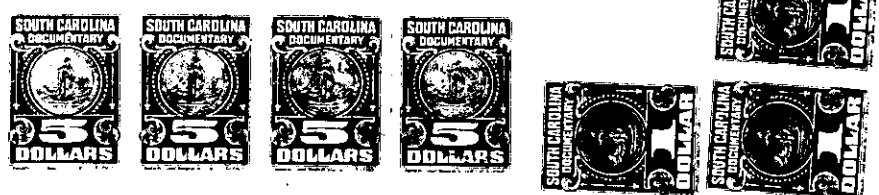
BEGINNING at a point on the northeastern side of Pelham Road in the Center of a 25 foot road which separates the within property and that of W. R. Hale Estate, said point being the joint front corner of the within-described property and that of the W. R. Hale Estate, and running thence with the northeastern side of Pelham Road N. 77-22 W. 373.6 feet to an iron pin at the joint front corner of the within-described property and that of L. J. and Corrie Y. Bailey; running thence with this common line N. 10-29 E. 505.4 feet to an old iron pin; thence with the common line of the within-described property and that of John D. Granger S. 75-50 E. 453.9 feet to an old iron pin in the center of a 25 foot road; thence with the center of said Road S. 19-42 W. 496.4 feet to a nail on the northeastern side of Pelham Road, the point of beginning.

This is the same property as that deeded to the Grantor herein by deed dated September 19, 1969 and recorded in the R. M. C. Office in Deed Book 876 at Page 147.

The within-described property is subject to a 12 1/2 foot road easement along the eastern side of said property heretofore granted to John Granger; and also subject to a 55 foot transmission right-of-way across the eastern side of said property to Duke Power Company as set forth in a deed recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 416, at Page 446.

The plat referred to above is recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book 4C, at Page 55.

The Grantee assumes and agrees to pay that certain mortgage to First Federal Savings and Loan Association in the original amount of Forty-five Thousand and no/100 Dollars (\$45,000.00) recorded in the R. M. C. Office for Greenville County in Mortgage Book 1137 at Page 326 and having the present balance of Forty-four Thousand Five Hundred Five and 81/100 Dollars (\$44,505.81).



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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 October 1970.

SIGNED, sealed and delivered in the presence of:
Thomas C. Brissey
B. Francis Martin

BCH Company, Inc. (SEAL)
A Corporation
By: Juanita I. Groff
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 October 1970.
Thomas C. Brissey (SEAL)
Notary Public for South Carolina, Thomas C. BRISSEY
My commission expires April 7, 1979.

B. Francis Martin

RECORDED this 16th day of October 1970 at 4:40 P. M., No. #9201

01-1-610
519-279-1-15