

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FEB 1 4 28 PM '71  
OLLIE FARNSWORTH  
R. M. C.

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KNOW ALL MEN BY THESE PRESENTS, that **Threatt-Maxwell Enterprises, 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  
**Three Thousand Seven Hundred Ninety-five and 25/100** ----- 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 **James M. Pearce and Carol F. Pearce**, their heirs and assigns forever

All that lot of land in Greenville County, State of South Carolina, being shown as lot no. 118 on plat of Del Norte Estates, recorded in Plat Book WWV at pages 32 and 33 in the R.M.C. Office for Greenville County.

This property is conveyed subject to restrictions recorded in Deed Book 858 at page 451 and also subject to a drainage easement shown on the recorded plat and to all other easements of record and on the ground which affect said property.



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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 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 1st day of February 1971.

SIGNED, sealed and delivered in the presence of:

**THREATT-MAXWELL ENTERPRISES, INC. (SEAL)**

A Corporation

By:

Rebecca M. Huff  
Linda O. Forrester

J. C. Threatt  
President  
C. K. Maxwell  
Secretary

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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 1st day of February 1971.

Linda O. Forrester (SEAL)  
Notary Public for South Carolina.

Rebecca M. Huff

My commission expires: 8/4/79

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, at \_\_\_\_\_ M., No. \_\_\_\_\_

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