

SEP 3 10 05 AM '71

VOL 924 PAGE 315

TITLE TO REAL ESTATE-Prepared by PYLE & PYLE, Attorneys at Law, GREENVILLE, S. C. R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that ---Homer Styles and Burgin Motor Company, Inc.---

in consideration of --Thirty-One Thousand, Nine Hundred, Twenty-Five & No/100 Dollars, (\$31,925.00)--- the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto N. Dean Davidson, his heirs and assigns, forever:

in Greenville County, S. C. ALL that piece, parcel or tract of land situate, lying and being on the southwesterly side of Highway 25, containing 2.51 acres and having, according to a survey prepared by Carolina Engineering and Surveying Company August 6, 1971 and recorded in the R.M.C. Office for Greenville County in Plat Book 4-K at Page 145, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of U. S. Highway 25, 519.7 feet from the intersection of said highway and New Perry Road and running thence with said Highway S. 38-32 E. 255.4 feet to an iron pin; thence S. 66-27 W. 540.8 feet to a point on the northeasterly side of Thompson Street; thence N. 51-05 W. 134.4 feet to an iron pin in the center of a creek; thence with the center of said creek as the line N. 39-16 E. 164.5 feet and N. 40-50 E. 146 feet to a point in line of property leased to Robert F. Coleman, Inc.; thence with the line of property leased to Coleman S. 40-08 E. 97.1 feet to an iron pin; thence continuing with line of property leased to Coleman N. 46-13 E. 247.7 feet to an iron pin on the southwesterly side of U. S. Highway 25, the point of beginning.

Grantors by this conveyance also convey all their right, title, interest and estate, whatever the same may be, in and to Thompson Street, adjoining the rear of the property hereinabove described and extending to New Perry Road; provided, however, it is understood and agreed grantors herein are conveying only whatever interest they have in said road and in no way warrant title thereto and the conveyance of their interest in this road is specifically excluded from the general warranty contained in this deed.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights-of-way, if any, appearing of record, on the premises, or on the recorded plat, which affect the property hereinabove described, 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 grantor(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and for ever 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.

WITNESS the grantor(s)' hand(s) and seal(s) this 31 day of August 1971.

SIGNED, sealed and delivered in the presence of:

C. Vicka Pyle Jr.
John Arceen

Homer Styles (SEAL)
HOMER STYLES
BURGIN MOTOR COMPANY, INC. (SEAL)
By: *W. B. Burgin, Pres.* (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)' act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 31 day of August 1971.

C. Vicka Pyle Jr. (SEAL)
Notary Public for South Carolina
My Commission Expires: 11-18-80

John Arceen

County
35.20

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 31 day of AUGUST 1971.

C. Vicka Pyle Jr. (SEAL)
Notary Public for South Carolina
My Commission Expires: 11-18-80

Flora B. Styles

RECORDED this 19 day of M., No.

(Continued on next page)

436-1-6.5
436-1-6.1