

TITLE TO REAL ESTATE BY A CORPORATION

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED FEB 14 4 54 PM '72
OLLIE FARNSWORTH
R.M.C.
GREENVILLE, CO. S. C.
FERNWOOD SALES, INC.

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KNOW ALL MEN BY THESE PRESENTS, that

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 Five Thousand Seven Hundred Eighty and No/100 and the assumption of a certain mortgage described hereinbelow 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 Robert B. Kay, Custodian for Robert B. Kay, Jr., Under the South Carolina Uniform Gifts to Minors Act, his Successors and assigns, forever:

All that certain piece, parcel or lot of land with the buildings and improvements SITUATE, LYING AND BEING on the east side of Williams Street, in the City of Greenville, County of Greenville, State of South Carolina and being more particularly known as a portion of Lot #4, Block 7 of Boyce Addition, which is recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book "A", pages 90 and 91 and having according to plat of property entitled L.L. & Odella Payson, prepared by R. K. Campbell, dated November 5, 1963 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Williams Street at corner of public alley and running thence along the south side of said alley N. 66-30 E. 150 feet to an iron pin at the joint rear corner of lots 4 and 5; thence along the line of lot 5 S. 15-0 E. 66 feet to an iron pin in line of Lot 4; thence along and through lot 4 S. 66-30 W. 150 feet to an iron pin on the east side of Williams Street; thence along the east side of Williams Street N. 15-0 W. 66 feet to the beginning corner.

The above described property is the same conveyed to the Grantor herein by deed of Leroy Pullian and Hampton P. Wansley dated August 13, 1965 which is recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 803, at page 191.

The grantee expressly assumes and agrees to pay the balance due on a certain note and mortgage in the original amount of \$18,000 given by Fernwood Sales, inc. to First Federal Savings and Loan Association of Greenville on May 6, 1964, which is recorded in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 958, at page 208; the balance due thereon being the sum of \$9,220 as of this date.

There is expressly excluded from this deed that certain strip of land conveyed by the Grantor to the South Carolina State Highway Department by deed dated March 9, 1970, which is recorded in the R.M.C. Office for Greenville, S. C. in Deed Book 885, at page 581.



Greenville County
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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 10th day of February 1972.

SIGNED, sealed and delivered in the presence of:

FERNWOOD SALES, INC. (SEAL)
A Corporation
By: Robert B. Kay
President
Secretary Florence U. Kay

Linda C. Robertson

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 10 day of February 19 72.
Notary Public for South Carolina.

Linda C. Robertson

RECORDED this 14th day of February 19 72, at 4:54 P. M., No. 21869

500-46-2-11