

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

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLIE PYLE  
PYLE & PYLE  
ATTORNEYS AT LAW  
GREENVILLE, S.C.

KNOW ALL MEN BY THESE PRESENTS, that The Ervin Company

A Corporation chartered under the laws of the State of Delaware and having a principal place of business at Charlotte, State of North Carolina, in consideration of -- Thirty One Thousand, Six Hundred, Fifty and No/100 (\$31,650.00)----- 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 -- Timothy Dwight Younkin and Pinckney W. Younkin, their heirs and assigns, forever,

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, shown and designated as Lot 54, Mountainbrooke Subdivision, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book 4F, Page 47, reference to said plat being hereby craved for a more particular description.

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.



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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 23rd. day of February 1972.

SIGNED, sealed and delivered in the presence of:

THE ERVIN COMPANY (SEAL)  
A Corporation

Shirley R. Jameson  
[Signature]

By: Melvin Paul  
As Vice-President  
Patricia Elaine Hendry  
As 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 23rd day of February 1972.

Shirley R. Jameson (SEAL)  
Notary Public for South Carolina  
My Commission Expires: 12-17-76

[Signature]

RECORDED this 1st day of March 1972, at 3:46 P. M., No. 23420