

NTC

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAY 9 4 18 PM '72

VOL 943 PAGE 31

KNOW ALL MEN BY THESE PRESENTS, that S. & M. REAL ESTATE 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 FORTY-FIVE THOUSAND AND NO/100 (\$45,000.00) ----- 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 PENSION PLAN AND TRUST OF L. & P. ENTERPRISES, INC., Its Successors and Assigns, Forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown as Tract A, containing 0.26 acres as shown on plat made by John C. Smith, Engineer, dated July 21, 1971, said plat entitled "A is to be deeded to S. & M. Real Estate Co., Inc., Tract B is to be deeded to Frank A. Grover", and Tract A having the following metes and bounds"

BEGINNING at an iron pin on S. C. Highway 20 at corner of property of S. & M. Real Estate Company, Inc. and running thence along S. C. Highway 20, S. 4-06 W. 387.9 feet to an iron pin; running thence N. 85-54 W. 58.4 feet to iron pin; running thence N. 12-40 E. 392.3 feet to the beginning point.

ALSO: ALL that certain piece, parcel or lot of land in Grove Township, Greenville County, State of South Carolina, approximately one mile North of the Town of Piedmont and according to a survey made by Piedmont Engineering Service dated November, 1957, having the following metes and bounds:

BEGINNING at a point on U. S. Highway 29, now U. S. Highway 20, and running thence S. 5-20 W. 346.7 feet to a point; thence leaving said Highway 29 and running in line of an old road S. 13-13 W. 766.4 feet to a point; thence continuing with said old road S. 13-56 E. 95.9 feet to an iron pin; thence N. 75-53 W. 3,738.1 feet to an iron pin on Banks of Saluda River; thence with Saluda River N. 15-29 E. 619.6 feet to a point; thence N. 22-40 E. 445.4 feet to a point; thence leaving said Saluda River S. 64-16 E. 2,049.1 feet to a point; thence S. 78-50 E. 598.4 feet to a point; thence N. 75-25 E. 1,073.9 feet to a point on U. S. Highway 29, the point of beginning. Said tract contains 71.44 acres, more or less.



Greenville County
Com
Paid 49.50
Act 1

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 4 day of May 19 72

SIGNED, sealed and delivered in the presence of:

S. & M. REAL ESTATE COMPANY, INC. (SEAL)

A Corporation
By:

Julius E. O'Brien
Bernadine Stelch

J. H. Ditton
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 4 day of May 1972

Julius E. O'Brien (SEAL)

Bernadine Stelch

Notary Public for South Carolina.
My Commission Expires: July 14, 1977.

RECORDED this 8th day of May 1972, at 4:18 P. M., No. 30272

85-615.5-1-6 (71.44 AC)