

KNOW ALL MEN BY THESE PRESENTS, that Leroy's, 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 Sixteen Thousand Nine Hundred and No/100 ----- (\$16,900.00) 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 Agnes R. Cromer, her heirs and assigns forever:

All those pieces, parcels, or lots of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, being known and designated as Lot 3 and the major portion of Lot 2, Block H as shown on plat of Fair Heights prepared by R. E. Dalton, Engineer, in October 1924 and recorded in the R. M. C. Office for Greenville County in Plat Book F at Page 257 and having, according to a more recent survey prepared by Carolina Surveying Co., dated November 1, 1972, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Brookdale Avenue at the joint front corner of Lots 3 and 4 and running thence with the joint line of said lots, N. 58-40 W. 150 feet to an iron pin; thence N. 31-20 E. 95 feet to an iron pin; thence with a new line through Lot 2, S. 58-40 E. 150 feet to an iron pin on the northwestern side of Brookdale Avenue (which pin lies 55 feet from the intersection of Brookdale Avenue); thence S. 31-20 W. 95 feet to the beginning corner; being a portion of the same property conveyed to the granting corporation by Mildred Ann Sullivan by deed dated January 11, 1972, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 933 at Page 427.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s), or on the premises.



Greenville County
Stamps
Paid \$ 18.70
Act No. 380 Sec. 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 1st day of November 1972

SIGNED, sealed and delivered in the presence of:

LEROY'S, INC.

(SEAL)

J. E. Woodruff
Bruce Bozeman

A Corporation

By: *Leroy Langston*

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 1st day of November 1972

Bruce Bozeman (SEAL)
Notary Public for South Carolina

J. E. Woodruff

My Commission Expires: 8/14/1974

RECORDED this 2nd day of November 1972 at 11:21 P. M. No. 13266

OUT OF 265-5-3
-519-265-5-4