

FEB 12 11 26 AM '73

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

DONNIE S. TANKERSLEY R.M.C.

STATE OF SOUTH CAROLINA, County of GREENVILLE

KNOW ALL MEN BY THESE PRESENTS That Bocar Enterprises, Inc.

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the

sum of TEN THOUSAND FIVE HUNDRED & NO/100 dollars, and assumption of mortgage as set forth below, to it in hand duly paid of and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Francis W. Smith and Kay A. Smith, their heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northerly side of Cape Charles Drive, near the City of Greenville, S. C., and being designated as Lot No. 72 on plat entitled "Map of Pelham Estates" as recorded in the RMC Office for Greenville County, S. C., in Plat Book PPP, pages 28 and 29 and having, according to said plat, the following metes and bounds, to-wit:

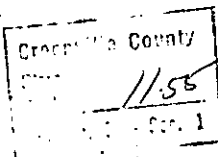
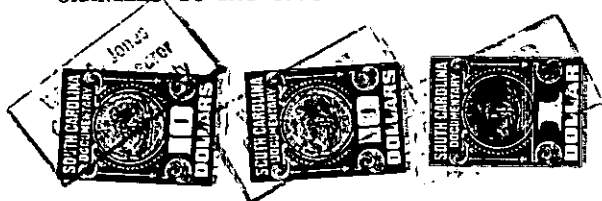
BEGINNING at an iron pin on the northerly side of Cape Charles Drive, joint front corner of Lots 71 and 72 and running thence N 23-19 W 250 feet to an iron pin; thence along the rear line of Lot 75 N 88-29 W 50 feet to an iron pin, joint corner of Lots 72 and 74; thence S 13-54 W 338.2 feet to an iron pin on the northerly side of Cape Charles Drive; thence along said Drive N 69-31 E 33 feet to an iron pin; thence continuing along said Drive N 66-41 W 217 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

For deed into grantor, see Deed Book 932, page 497.

As a part of the consideration herein, the grantees do hereby assume and agree to pay the balance due of \$ 42,000.00 on that certain mortgage given by the grantor herein to Fidelity Federal Savings and Loan Association in the face amount of \$44,000.00 dated and recorded February 29, 1972, in the RMC Office for Greenville County, S. C., in Mortgage Book 1224, page 124.

GRANTEES TO PAY 1973 TAXES.



Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the grantee(s) hereinabove named, their ~~successors~~ heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the ir ~~successors~~ heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, B. K. Bolt, President.

on this the 12th day of February seventy-three.

in the year of our Lord one thousand, nine hundred and BOCAR ENTERPRISES, INC.

Signed, sealed and delivered in the presence of:

Ante C. Yates and Abner B. ...

B. K. Bolt By President (L.S.)

STATE OF SOUTH CAROLINA, County of GREENVILLE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw B. K. Bolt as President

of Bocar Enterprises, Inc.

a corporation chartered under the laws of the State of South Carolina sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 12th day of February, 1973 A. D., 1973. Abner B. ... (L.S.) Notary Public for South Carolina. My commission expires November 19, 1979.

Ante C. Yates

Deed Recorded February 12, 1973 at 11:26 A. M., # 22673

543.6

-200-543.6-1-72