

APR 30 3 34 PM '74
CONNIE S. TANKERSLEY
R.H.C.

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TITLE TO REAL ESTATE BY A CORPORATION
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

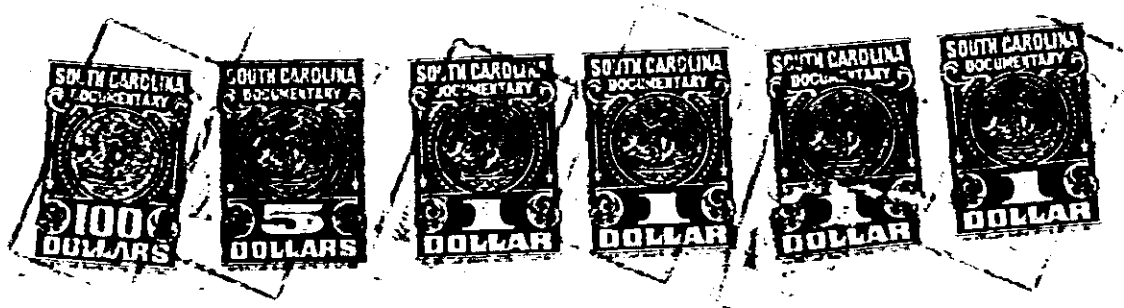
KNOW ALL MEN BY THESE PRESENTS, that McDowell-Roddy & Associates, Inc.
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Greenville, State of South Carolina, in consideration of Fifty-four Thousand Five
Hundred and no/100----- Dollars,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto Ben J. Bakanec and Kay F. Bakanec, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land with buildings and improve-
ments thereon, lying and being on the southwesterly side of Red Foxtrail,
near the City of Greenville, South Carolina being known and designated as
Lot No. 45 on plat entitled "Final Plat Revised, Foxcroft Section II", as
recorded in the RMC Office for Greenville County, South Carolina in Plat
Book 4N at Pages 36 and 37, and having according to said plat the following
metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Red Fox Trail said iron
pin being the joint front corner of Lots 17 and 45 and running thence along
the edge of Red Fox Trail S. 16-15E. 73.5 feet to a point; thence continuing
along Red Fox Trail S. 16-01 E. 76.5 feet to a point; thence along the edge
of Lot 44 S. 87-25 W. 115.6 feet to a point; thence N. 86-54 W. 112.8 feet
to a point; thence along the line of Lot 18 N. 26-33 E. 116.2 feet to a
point; thence along a line of Lot 17 N. 73-45 E. 140 feet to a point and
being the same property conveyed by Cothran & Darby Builders, Inc. to
McDowell-Roddy & Associates, Inc. by deed dated April 13, 1973 and recorded
in said RMC Office in Deed Book 972 at Page 625.
- 200-540.9-1-45

Grantee to pay 1974 property taxes.

This property is subject to existing easements, restrictions and rights-of-
way upon or affecting said property.



Greenville County
59-95
No. 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 23rd day of April 1974.

SIGNED, sealed and delivered in the presence of:

E. Randolph Stone
Sharon Berryhill

McDowell-Roddy & Associates, Inc. (SEAL)
A Corporation
By: J. M. McDowell, Jr.
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 Cor-
poration, 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 April 1974.
E. Randolph Stone (SEAL)
Notary Public for South Carolina.
My commission expires 1-4-81

Sharon Berryhill
Sharon Berryhill

RECORDED this _____ day of APR 30 1974 19 _____ at _____ M., No. 27348

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4328-RV-2