

1001 142 119

State of South Carolina
GREENVILLE COUNTY

FILED
GREENVILLE CO. S.C.
JUL 13 1 26 PM '74
CONNIE S. TANKERSLEY
R.M.

TITLE TO REAL ESTATE

Know All Men by These Presents:

That Vincent Guarino and Property South Enterprises, a partnership composed of Thomas C. Huguenin, Paul C. Aughttry, III, and Frank Guarino, hereafter referred to as Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) AND ASSUMPTION OF MORTGAGE _____ DOLLARS, paid to Grantor by Old Mill Properties, a South Carolina partnership, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its successors and assigns;

ALL that piece, parcel or lot of land located, lying and being in the State of South Carolina, County of Greenville, City of Mauldin, being on the southern side of Old Mill Road and containing 28.0 acres of land, more or less, as shown on survey prepared by C. O. Riddle, entitled "Property of Annie S. Fowler", dated April, 1969, which tract has, according to said survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Old Mill Road at the corner of the property herein conveyed and property now or formerly belonging to Hettie S. Gresham and running thence, along the southern side of Old Mill Road S. 57-37 E. 131.9 feet to an iron pin, the corner of property belonging to Harace S. Fowler; thence, running S. 24-22 W. 146.0 feet to an iron pin; thence S. 30-17 E. 106.5 feet to an iron pin; thence S. 65-27 E. 116.0 feet to an iron pin at the corner of property belonging now or formerly to C. M. Fowler; thence S. 47-37 E. 116.4 feet to a point; thence S. 47-37 E. 67.4 feet to a point; thence N. 37-25 E. 227.7 feet to an iron pin on the southern side of Old Mill Road; thence, along the southern side of Old Mill Road, S. 58-26 E. 193.0 feet to an iron pin; thence S. 60-00 E. 176.0 feet to an iron pin at the corner of property now or formerly belonging to Annie S. Fowler; thence S. 42-30 W. 1050.0 feet to an iron pin; thence S. 65-23 W. 610.2 feet to an iron pin on Gilder Creek, being the corner of property belonging now or formerly to the C. F. Sauer Co.; thence, along the said C. F. Sauer Co. line N. 44-19 W. 669.2 feet to an iron pin at the corner of property belonging now or formerly to Hettie S. Gresham; thence N. 42-15 E. 1384.4 feet to a point on the southern side of Old Mill Road, the point of beginning.

The property herein conveyed is owned as follows: Vincent Guarino - 90% undivided interest; Property South Enterprises, a partnership - 10% undivided interest. This property was conveyed to the Grantors named herein by the deed of Frank P. (SEE BACK OF DEED)

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 said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 7th day of June

Signed, Sealed and Delivered in the Presence of

[Signature]
[Signature]

1974
PROPERTY SOUTH ENTERPRISES

By: *[Signature]* (Seal)
Thomas C. Huguenin, Partner

By: *[Signature]* (Seal)
Paul C. Aughttry, III, Partner

By: *[Signature]* (Seal)
Frank Guarino, Partner

[Signature] (Seal)
Vincent Guarino Grantor

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

7th day of June, 1974

[Signature] (Seal)
Notary Public for South Carolina

My Commission expires 10-11-75, 1975

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ailene Guarino (Vincent Guarino) wife of the within named Grantor did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

7th day of June, 1974

[Signature] (Seal)
Notary Public for South Carolina

My Commission expires 10-11-75, 1975

Recorded this _____ day of _____, 19____, at _____ M., No. _____

(CONTINUED ON NEXT PAGE)

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