

FILED
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JUL 18 3 06 PM '74

DONNIE S. TANKERSLEY

KNOW ALL MEN BY THESE PRESENTS, that Westminster Company, a North Carolina corporation

in consideration of Seventeen Thousand Five Hundred (\$17,500.00) ----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Caper House, Inc., its successors and assigns,

All that certain piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, at the southeastern corner of the intersection of Pelzer Road (old Highway 20) and Piedmont Golf Course Road, containing 1.24 acres, and having the following metes and bounds, according to a plat thereof entitled "Property of Westminster Company" prepared by Heaner Engineering Co., Inc., dated February 12, 1974:

Beginning at a point in the center of the intersection of Pelzer Road (old Highway 20) and Piedmont Golf Course Road, and running thence with the center line of Piedmont Golf Course Road N. 85-25-12 E., 231.40 feet; thence leaving the center line of Piedmont Golf Course Road and running S. 4-34-48 E., 25.00 feet to an iron pin on the southern side of Piedmont Golf Course Road; thence, S. 17-34-14 W., 215.00 feet to an iron pin; thence S. 85-25-12 W., 215.00 feet to an iron pin on the eastern side of Pelzer Road (old Highway 20); thence, N. 62-25-46 W., 25.00 feet to a point on the center line of Pelzer Road (old Highway 20); thence with the center line of Pelzer Road (old Highway 20), N. 17-34-14 E., 227.63 feet to the point of beginning.

This is a portion of the 157.63 acre, more or less, tract of land conveyed to the grantor by Ben F. Tipton by deed dated May 30, 1973 and recorded in the Office of the RMC for Greenville County in deed volume 975 at page 688.

This conveyance is subject to all protective covenants, restrictions, applicable zoning regulations, easements, and rights-of-way of record or those which may be found on the ground.

Grantor agrees to pay 1974 property taxes.



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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 18th day of July, 1974.

SIGNED, sealed and delivered in the presence of
William W. Wilkins, Jr. (SEAL)
Altra A. Hill (SEAL)
BY: Howard W. Swinson, Vice-Pres. (SEAL)
AND: James C. Sharpe, Ass't Sec. (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) 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 18th day of July 1974
William W. Wilkins, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: 1/16/80

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
RENUNCIATION OF DOWER GRANTOR: A CORPORATION

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this _____ day of _____, 19____

Notary Public for South Carolina. (SEAL)
My commission expires _____

RECORDED this _____ day of JUL 18 1974 at _____ M. No. 1538

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