

TITLE TO REAL ESTATE BY A CORPORATION

JUL 31 2 30 PM '74
CONNIE S. TANKERSLEY
R.M.C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

For True Consideration See Affidavit
Book 39 Page 261

KNOW ALL MEN BY THESE PRESENTS, that Community Properties, 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 One Dollar and other valuable
considerations----- 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 Robert J. Davies and La Mese K. Davies, their heirs and assigns forever:

ALL that piece, parcel or lot of land in or near the City of Mauldin, Greenville
County, South Carolina, located at the intersection of Shawn Drive with Brooks
Road, and being shown and designated as Lot No. 31 on a plat entitled "Rustic
Estates", dated April 16, 1974, by Piedmont Engineers & Architects, and recorded
in Greenville County Plat Book 4 R at Page 71, and having according to said plat
the following metes and bounds, to-wit:

BEGINNING at a point on the southern edge of Shawn Drive at the joint front corner
with Lot 31 and running thence with the southern edge of Shawn Drive S. 50-00 E. 75
feet to a point; thence S. 8-36 E. 37.51 feet to a point on the western edge of Brooks
Road; thence with the western edge of Brooks Road, S. 32-47 W. 173.90 feet to a
point; thence N. 36-27 W. 124.78 feet to a point at the joint rear corner with Lot 30;
thence with the joint line with Lot 30, N. 38-45 E. 168.13 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning
ordinances, easements and rights of ways appearing on the property and/ or of record,
and to restrictions generally affecting the subdivision as recorded in Greenville County
Deed Book 1002 at Page 469.

- 799 - OUT OF M.S.L. 1-3.1

This being a portion of that property conveyed to the grantor corporation by deed of
Marva Lee Putnam Smith, dated February 18, 1974, and recorded February 19, 1974,
in Greenville County Deed Book 994 at Page 11.



Greenville County
Stamps
Paid \$ 6.60
Act No. 389 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)' 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)' 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 31st day of July 1974.

SIGNED, sealed and delivered in the presence of

Kathryn D. Cunningham
William B. L...

Community Properties, Inc. (SEAL)
Corporation
By: *Robert J. Davies*
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 31st day of July 1974
Kathryn D. Cunningham (SEAL)

Notary Public for South Carolina
My commission expires: 3/15/82

RECORDED this day of JUL 31 1974 19 at M., No. 3081

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