

TITLE TO REAL ESTATE BY A CORPORATION

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NOTARY PUBLIC
JAMES C. HUNTER



Greenville County
Stamps
Paid \$ 23.00
Act No. 320 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that Southern Developers, 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 Twenty Thousand and No/100---
-----(\$20,000.00) Dollars and assumption of mortgage as hereinafter set forth

BOOK 1009 PAGE 253

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto Community Properties, Inc., a South Carolina corporation, its successors and
assigns forever:

ALL that piece, parcel or lot of land situate, lying and being in the Town of Simpsonville,
County of Greenville, State of South Carolina, fronting on the south side of East Curtis
Street, being shown and designated as Lots Nos. 3 and 1, with a total of 15.27 acres, more
or less, according to a plat entitled "Property of F. M. Todd Estate", dated January 26,
1951, by W. J. Riddle, Surveyor, said plat being recorded in the RMC Office for Greenville
County, South Carolina, in Plat Book 4-0 at Pages 171 & 172, and having according to
said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Curtis Street, at the joint front corner
of Lots 1 and 2 on the above mentioned plat, and running thence with the south side of
Curtis Street, N. 83-40 E. 139.6 feet to an iron pin; thence still with the south side
of Curtis Street N. 87-42 E. 125.6 feet to an iron pin; thence S. 15-20 E. 195.3 feet
to an iron pin, corner of Lot 3 shown on said plat; thence N. 82-15 E. 213.2 feet to an
iron pin; thence S. 14-33 E. 950.4 feet to an iron pin, corner of S. T. Moore Estate
properties; thence S. 72-37 W. 537.5 feet, more or less, to an iron pin at the southeast
corner of Lot No. 4 on said plat; thence with line of that lot N. 14-00 W. 106.4 feet, more
or less, to an iron pin; thence S. 72-37 W. 93 feet to an iron pin; thence N. 14-00 W.
854.6 feet to an iron pin; thence N. 70-15 E. 79.4 feet to an iron pin, corner of Lot No.
2 as shown on said plat; thence with the rear line of Lot 2 N. 74-17 E. 96 feet to an iron
pin, corner of Lot 1 as shown on said plat; thence with the joint line of Lots 1 and 2, N.
18-00 W. 276.8 feet to the beginning corner. (* East Curtis Street on said plat).

This conveyance is subject to all restrictions, setback lines, roadways, zoning
ordinances, easements and rights of ways, if any, appearing on the property and/or
of record.

This being the identical property conveyed to the Grantor herein by deed of J. W. Knight,
dated May 8, 1973, and recorded May 10, 1973, in Greenville County Deed Book 974 at
page 302. (SEE BACK)

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 25th day of October 1974.

SIGNED, sealed and delivered in the presence of:
Southern Developers, Inc. (SEAL)
A Corporation
By: Watson B. Kiefe Pres.
President
Alfred A. Smith Secy.
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 its 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 25th day of October 1974.
James C. Hunter (SEAL)
Notary Public for South Carolina.
My commission expires: 8-28-74

RECORDED this _____ day of _____ 19____, at _____ L:39 P. M., No. _____

(CONTINUED ON NEXT PAGE)

0 2 5 3

4328 RV-2