

TITLE TO REAL ESTATE BY A CORPORATION

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

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 the sum of **Fifty thousand** (\$50,000.00) 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 **Richard H. Armstrong and Jean V. Armstrong, their heirs and assigns, forever:**

ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 26 on a Plat of **STRATTON PLACE** by Piedmont Engineers & Architects, dated July 10, 1972, recorded in the R. M. C. Office for Greenville County in Plat Book 4-R, at Page 37, and having, according to said Plat, the following metes and bounds:

201-5431a-1-26

BEGINNING at a point on the northwestern edge of Coventry Road at the joint front corner of Lots 25 and 26, and running thence with the common line of said Lots, N 64-18 W, 170.0 feet to a point at the joint rear corner of Lots 25 and 26; thence with the joint line of Lots 26 and 31, N 25-42 E, 120.0 feet to a point at the joint rear corner of Lots 26 and 27; thence with the common line of said Lots, S 64-18 E, 170.0 feet to a point on the northwestern edge of Coventry Road; thence with the northwestern edge of Coventry Road, S 25-42 W, 120.0 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above described property.

This is the same property conveyed to the Grantor by deed of Southland Properties, Inc. recorded in Deed Book 1019, at Page 158.



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 whatsoever 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 **17th** day of **November** 19 **75**

SIGNED, sealed and delivered in the presence of

Community Properties, Inc. (SEAL)
A Corporation
By: *[Signature]*
President **Robert J. Davies**
Secretary

[Signature]
[Signature]

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, 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 **17th** day of **November** 19 **75**.
[Signature] SEAL: *[Signature]*

Notary Public for South Carolina.
My commission expires: **9/29/81**

RECORDED this **18** day of **NOV 18 1975** 19 **75** at **9:40** A. M., No. **13175**

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