

TITLE TO REAL ESTATE BY A CORPORATION

GREENVILLE, CO. S. C.
JAN 23 04 PM '76
DONNIE S. TANKERSLEY
R.H.C.

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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 Forty Five Thousand and No/100-----(\$45,000.00)----- 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 Arthur E. Sheek and Barbara L. Sheek, 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, in the City of Mauldin, being shown and designated as Lot No. 12 on a plat entitled "Rustic Estates", dated April 16, 1974, by Piedmont Engineers-Architects-Planners, recorded in Greenville County Plat Book 4-R at Page 71, and having, according to said plat, the following metes and bounds, to-wit:

- 799 - M 6.1 - 1 - 80

BEGINNING at a point on the cul de sac at the northwestern end of Shawn Drive at the joint front corner with Lot 11, and running thence with the joint line of said lots, N. 49-28 W. 176.68 feet to a point on the line of property now or formerly owned by David H. Cox; thence with said Cox line, as follows: S. 12-22 W. 62.09 feet to a point; S. 22-34 W. 119 feet to a point; S. 28-33 E. 47.98 feet to a point at the joint rear corner with Lot 13; thence with the joint line with Lot 13, N. 74-08 E. 167.59 feet to the cul de sac at the northwestern end of Shawn Drive; thence following the curve of said cul de sac, the chord of which is as follows: N. 7-48 W. 25 feet to a point; N. 24-39 E. 30 feet to the point of beginning.

This being a portion of that property conveyed to the Grantor herein by deed of Marvalee Putnam Smith, recorded in Greenville County Deed Book 994 at Page 11.

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



Greenville County
Stamps
Paid \$ 49.50
Act No. 840 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)'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 18 day of December 19 75
SIGNED, sealed and delivered in the presence of:

Kathryn D. Cunningham
William B. Luff

Community Properties, Inc. (SEAL)
A Corporation
By *[Signature]*
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 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 18 day of December 19 75.

Kathryn D. Cunningham (SEAL)
Notary Public for South Carolina.
My commission expires: 3/15/82

William B. Luff

RECORDED this _____ day of JAN 2 1976 19 _____ at 3:04 P. M., No. 17005

4328 RV-2J