

TITLE TO REAL ESTATE—Officers of Earle, Bolen & Vaughan, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY
R.M.C.

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For True Consideration See Affidavit

Book 39 Page 901

KNOW ALL MEN BY THESE PRESENTS, that J. A. Bolen as Trustee for James W. Vaughn and J. A. Bolen, and College Properties, Inc., Trading as Batesville Property Associates, a joint venture

in consideration of \$10.00 and other valuable consideration-----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 Montgomery, Inc., its successors and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the state of South Carolina, County of Greenville, being known and designated as Lot No. 40 of a subdivision known as Canebrake I as shown on plat thereof prepared by Enwright, Associates dated August 18, 1975, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5D, at Pages 95 and 96 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Canebrake Drive, joint front corner of Lots 40 and 41 and running thence with the joint line of said lots S. 33-05 E. 149.71 feet to an iron pin in the line of Lot 68; thence with the line of Lot 68 and continuing with the line of line of Lot 69 S. 55-45 W. 85 feet to an iron pin, joint rear corner of Lots 39 and 40; thence with the line of said lots N. 35-01 W. 147.21 feet to an iron pin on the southeastern side of Canebrake Drive; thence with Canebrake Drive in a northeasterly direction, an arc distance of 90.01 feet to the BEGINNING corner (the radius being 1800 feet).

-195-534.4-1-40
(NOTED)

This conveyance is made subject to restrictions and covenants affecting this subdivision which are recorded in the R.M.C. Office for Greenville County Deed Volume 1026 at Page 590, and is also subject to easements and rights-of-way of record, as shown on the recorded plat or as appear on the premises.



5.16.00
Greenville County
Stamps
Paid \$ 8.80
Act No. 330 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(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(s) hand(s) and seal(s) this 7th day of January 19 76

SIGNED, sealed and delivered in the presence of:

J. A. Bolen, As Trustee for James W. Vaughn (SEAL)

and J. A. Bolen (SEAL)

COLLEGE PROPERTIES, INC.

BY: May Davis (SEAL)

Vickie D. Wilkerson
Cleo L. Lee

AND: W. B. Smith (SEAL)
Trading as BATESVILLE PROPERTY ASSOCIATES,
a joint venture

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(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 7th day of January 19 76

Vickie D. Wilkerson (SEAL)
Notary Public for South Carolina

Cleo L. Lee

MY COMMISSION EXPIRES: 3-11-82

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER NOT NECESSARY

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

(SEAL)
Notary Public for South Carolina.

RECORDED this day of JAN 9 1976 at 10:47 A. M., No. 17519

534.4

0975

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