

TITLE TO REAL ESTATE BY A CORPORATION

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
MAR 23 2 54 PM '76
GONNIE S. TANKERSLEY
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that Charter Oaks, Ltd.
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 assumption of mortgages recited hereinbelow 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 Patterson-Taylor Builders, Inc., Its Successors and Assigns Forever:

All that certain piece, parcel or tract of land situate, lying and being
near the City of Greenville, County of Greenville, State of South Carolina,
containing 7.08 acres, more or less, as shown on plat entitled "Property of
Patterson-Taylor Builders, Inc." prepared by C. O. Riddle, Registered
Surveyor, dated December 16, 1975, recorded in the RMC Office for Greenville
County, South Carolina, in Plat Book 5-A at Page 132, and having,
according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Devenger Road at the joint
front corner of premises herein described and property now or formerly of
J. Curtis and Louise S. Gilstrap, and running thence with the line of property
now or formerly of Gilstrap, N. 59-28 W. 359.9 feet to an iron pin at the
joint rear corner of property now or formerly of Gilstrap and property now
or formerly of G. Maurice Ashmore; thence with the line of property now or
formerly of Ashmore, N. 35-18 E. 994.85 feet to an iron pin; thence S. 58-
48 E. 122.65 feet to an iron pin on the Western side of Boiling Springs Road;
thence with the Western side of Boiling Springs Road, the following courses
and distances: S. 5-37 W. 92.5 feet, S. 6-37 E. 120.6 feet, S. 9-04 E. 265.6
feet, and S. 6-57 E. 43.5 feet to an iron pin on the Western side of Devenger
Road; thence with the Western side of Devenger Road, the following courses
and distances: S. 43-44 W. 31.7 feet, N. 85-34 W. 44.5 feet, S. 87-20 W. 90.5
feet, S. 66-44 W. 97.5 feet, S. 51-16 W. 25 feet, S. 43-44 W. 50 feet, S. 35-
42 W. 25 feet, S. 29-12 W. 50.1 feet, S. 21-27 W. 75 feet, and S. 18-23 W.
175 feet to the point of beginning. -195-534.2-1-31

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

The Grantee herein specifically assumes and agrees to pay that certain mortgage
in favor of Edward D. Gilmer recorded in the RMC Office for Greenville County,
S. C., in Mortgage Book 1255 at Page 255, in the original amount of \$80,000.00
and having a present principal balance of \$ 48,000.00 ; and also that certain
mortgage in favor of First Piedmont Bank and Trust Company recorded in Mortgage
Book 1296 at Page 783, in the original amount of \$19,700.00, and having a present
principal balance of \$ 18,208.18 .

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 22nd day of March 1976.

SIGNED, sealed and delivered in the presence of:

CHARTER OAKS, LTD.

(SEAL)

A Corporation

By:

President

Secretary

James S. Gilmer

James S. Gilmer

John S. Taylor, Jr.

John S. Taylor, Jr.

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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 22nd day of March 1976.

Notary Public for South Carolina
My commission expires: 8/12/80

RECORDED this _____ day of MAR 23 1976 19 at 2:54 P. M., No. 21197

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