

TITLE TO REAL ESTATE BY A CORPORATION
GREENVILLE, S. C. Arnold & Thomason, 410 E. Washington St., Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
AUG 18 3 02 PM '76
Grantee(s) Address: P.O. Box 1093 Vol 1041 PAGE 426
DONNIE S. TANKERSLEY
R.M.C. Greenville, SC 29602

KNOW ALL MEN BY THESE PRESENTS, that Hurricane Realty, 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

One and no/100----- 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 Robert M. Cobb, his heirs and assigns forever:

ALL That certain piece, parcel or lot of land being in the county and state aforesaid being known and designated as Lot 33 as shown on plat of Stratford Forest, recorded in Plat Book KK at Page 39, RMC Office for Greenville County, said lot being situate at the northwest corner of Dundee Lane and Kensington Road. The above is the identical property conveyed to the Grantor by Robert M. Cobb by deed which bears date of July 25, 1975 and was recorded July 26, 1976 in Deed Book 1040 at Page 135, RMC Office for Greenville County.

Robert M. Cobb, who is also known as Bobby M. Cobb, is the sole owner of all of the outstanding capital stock of Hurricane Realty, Inc. and is the sole owner of said corporation and is the President of said corporation and under the By-Laws of said corporation, he alone is authorized and empowered to execute and deliver deeds and other conveyances of said corporation. - 312 - 473 - 6 - 1

The Grantee, Robert M. Cobb, by note and mortgage dated July 26, 1976 and recorded July 27, 1976 in Mortgage Book 1373 at Page 749, executed and delivered to Community Bank of Greenville, S. C. his certain note and real estate mortgage and it was the intention of Robert M. Cobb that said mortgage would constitute a second mortgage lien above the property above-described subject to a first mortgage lien covering the same property to First Federal Savings & Loan Association of Greenville, which is recorded in Mortgage Book 1344 at Page 485, RMC Office for Greenville County. It was not the intention of Robert M. Cobb or the Grantor, Hurricane Realty, Inc. that the deed to Hurricane Realty, Inc. would be recorded ahead of the mortgage to said Community Bank. This deed is being executed in order to reconvey the property to Robert M. Cobb and by the execution of this deed, the said Robert M. Cobb and Hurricane Realty, Inc. recognizes, agrees and hereby reaffirms in every particular the validity of the mortgage to said Community Bank so that same will and may constitute a second mortgage lien over the above-described property, with the said mortgage to the First Federal Savings & Loan Association constituting a first mortgage lien. By the execution of this deed, the Hurricane Realty, Inc. does not create or assume any liability under the mortgage to said Community Bank. This deed is being made so that the public records of Greenville County and the intent of the parties will be duly and properly expressed as hereinabove set forth.

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 18th day of August, 1976.

SIGNED, sealed and delivered in the presence of:

Mason A. Oldsmith
Mason A. Oldsmith

HURRICANE REALTY, INC. (SEAL)
A Corporation
By: *Bobby M. Cobb*
President Bobby M. Cobb
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 the grantor'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 18th day of August, 1976.

Mason A. Oldsmith (SEAL)
Notary Public for South Carolina.

Mason A. Oldsmith

My commission expires: 8/9/79

RECORDED this 18th day of August, 1976, at 3:02 P.M., No. 4769

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