

TITLE TO REAL ESTATE BY A CORPORATION Prepared by Riley and Riley, Attorneys at Law, Greenville, S. C.

Grantee's Address: 14 E. Prentiss Avenue, Greenville, SC  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that KING REALTY & DEVELOPMENT CO.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Spartanburg, State of South Carolina, in consideration of ELEVEN THOUSAND FIVE HUNDRED 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 SIDNEY R. YARBOROUGH, her heirs and assigns forever, All that certain piece, parcel or lot of land, situate, lying and being in Cleveland Township, Greenville County, State of South Carolina, at or near Caesar's Head, and having, according to a survey and plat entitled "Property of Robert Lynch", prepared by J. D. Calmes, Reg. Surveyor, dated August 18, 1956, as revised November 14, 1956, the following metes and bounds, to-wit:

BEGINNING at an iron pin on an unnamed drive, joint corner of Lots 3 and 4; and running thence S 71-26 E 96.1' to an iron pin; thence running N 32-26 E 81.2' to an iron pin at the joint rear corner of Lots 4 and 5; running thence along the joint line of said lots N 83-20 W 112.51' to an iron pin at joint front corner of Lots 4 and 5; thence S 23-59 W 56.6' to an iron pin, point of beginning.

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ALSO: The right to use jointly with adjoining property owners for parking purposes only that certain tract abutting the northwest side of said lot and identified on said plat as "Parking Area".

ALSO: The right to use without charge such septic tank or tanks lying in or near this as may be maintained by the corporation for its own use. In the event that the corporation discontinues said maintenance, then the property owners may continue to use and maintain said tank or tanks.

This conveyance is made subject to the following restrictions which are deemed covenants running with the land: (1) This property may be used for residential purposes only, and no building other than a one-family dwelling may be erected thereon, garage and outbuildings excluded. (2) No hotel, inn, boarding house, cafe, restaurant or any type of eating establishment may be erected or operated on these premises.

This property is conveyed subject to any existing rights-of-way or easements for utility purposes.

Being the same property conveyed to grantor herein by Marjorie G. Halford by deed of June 5, 1975, recorded in Deed Book 1019 at page 590. 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 7th day of September 1976.

SIGNED, sealed and delivered in the presence of:

KING REALTY & DEVELOPMENT CO. (SEAL)

A Corporation  
By:

*E.P. Riley*  
*Wanda Johnson*

Greenville County  
Stamps  
Paid \$ 12.65  
Act No. 350 Sec. 1

President

Secretary

*Wanda Johnson*

*Charles E. King*



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 7th day of September 1976.

*Edward H. Riley* (SEAL)

*Wanda Johnson*

Notary Public for South Carolina.  
My commission expires: 8-19-88



RECORDED this SEP 8 1976 at 3:09 P. M., No. 6683

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