

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

STATE OF SOUTH CAROLINA } FILED  
GREENVILLE CO. S.C. } VCL 1050 PAGE 10  
COUNTY OF GREENVILLE } 25 10 56 AM  
Address: 4 Kingsridge Drive  
Greenville, South Carolina 29607

KNOW ALL MEN BY THESE PRESENTS, that HBA 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 Sixteen Thousand Five Hundred and no/100 (\$16,500.00)-----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 MARION H. SMITH, JR., his heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being on the southeastern side of Forest Lane in the City of Greenville, county and state aforesaid, being shown and designated as Lot No. 47 on plat of Meyers Park Subdivision, Section 1, prepared by C. O. Riddle, Surveyor, dated September 27, 1976, and recorded in the R. M. C. Office for Greenville County in Plat Book 5P at Page 53 and revised plat dated November 10, 1976 and recorded in the R. M. C. Office for Greenville County in Plat Book 5P at 56 and revised plat dated December 7, 1976 and recorded in the R. M. C. Office for Greenville County in Plat Book 5P at Page 60, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Forest Lane at the joint front corner of Lots Nos. 47 and 48 as shown on the aforementioned plat and running thence along and with the joint property line of said two lots S. 54-32 E. 171.57 feet to an iron pin; thence S. 32-44 W. 120.14 feet to an iron pin at the joint rear corner of Lots Nos. 46 and 47 as shown on said plat; thence running along and with the joint property line of said last two mentioned lots N. 54-32 W. 177.28 feet to an iron pin on the southeastern side of Forest Lane; thence running along and with the southeastern side of Forest Lane N. 35-28 E. 120 feet to the beginning point.

This is a portion of the property conveyed to the grantor herein by deed of Hazel Lee Jenkinson, et al., dated October 1, 1976, recorded in the R. M. C. Office for Greenville County in Deed Book 1044 at Page 321 on October 8, 1976. -519-222.1-G-109

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

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 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)' 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 21st day of January, 1977.

SIGNED, sealed and delivered in the presence of: HBA PROPERTIES, INC. (SEAL)  
A Corporation  
By: \_\_\_\_\_  
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 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 21st day of January, 1977.  
Notary Public for South Carolina, \_\_\_\_\_ (SEAL)  
My commission expires: \_\_\_\_\_

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ at \_\_\_\_\_ M. No. \_\_\_\_\_  
(CONTINUED ON NEXT PAGE)

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