

TITLE TO REAL ESTATE BY A CORPORATION

GREENVILLE CO. S.C.

1051

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

APR 15 4 50 PM '77  
CLERK'S OFFICE  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Liberty Properties Corporation of South Carolina  
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 Fifteen Thousand  
and No/100 (\$15,000.00) ----- 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 Lawrence W. Earls, his heirs and assigns forever:

All that piece, parcel or lot of land situate, lying and being on the western side of West Round Hill Road near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 117 as shown on a plat of Green Valley Estates, prepared by Piedmont Engineering Service, dated December 20, 1957, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ, at pages 2 and 3, and having according to said plat the following metes and bounds:

BEGINNING at a point on the western side of West Round Hill Road at the joint front corner of Lots Nos. 116 and 117 and running thence with the western side of West Round Hill Road S 17-36 E 110.0 feet; thence continuing along the western side of West Round Hill Road S 0-22 W 110.0 feet to the joint front corner of Lots Nos. 117 and 118; thence turning from West Round Hill Road N 80-20 W 353.5 feet to the joint rear corner of Lots Nos. 117 and 118 on the eastern side of McElhaney Road; thence with the eastern side of McElhaney Road N 0-14 E 135.0 feet to the joint rear corner of Lots Nos. 116 and 117; thence turning from McElhaney Road N 82-39 E 318.8 feet to the point of beginning.

This is a portion of the property conveyed to the grantor herein by deed of The Liberty Corporation, dated December 31, 1969, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 882, at page 483.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights of way affecting the above described property including, but not limited to, restrictions applicable to Green Valley Subdivision recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 593, at page 297.

In further consideration of the sale and transfer of this property, Grantee does hereby agree that he will commence within a period of two years from the date hereof the construction of a dwelling on the within described property. Should Grantee fail to commence the construction of said dwelling within the prescribed two-year period, then Grantee, upon receipt of Grantor's written request, will reconvey this property to Grantor free and clear of any liens or encumbrances, other than liens or encumbrances affecting said property as of the date of this deed, upon payment of the total sum of \$15,000.00.



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 15th day of April 1977. LIBERTY PROPERTIES CORPORATION  
OF SOUTH CAROLINA (SEAL)  
A Corporation

*Alpha G. Virgata*  
*William H. Williams*

By: *M.M. Pennell Jr.*  
Vice President  
*Martha G. Williams*  
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 officer, 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 15th day of April 1977.  
*William H. Williams* (SEAL)

Notary Public for South Carolina.  
My commission expires: May 29, 1984

RECORDED this \_\_\_\_\_ day of APR 15 1977 at \_\_\_\_\_ M., No. \_\_\_\_\_

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