

TITLE TO REAL ESTATE BY A CORPORATION

FILED GREENVILLE CO. S.C.

VOL 1056 PAGE 240

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MAY 9 2 46 PM '77  
DONNIE S. TANKS DELET  
REC'D

KNOW ALL MEN BY THESE PRESENTS, that Jo-Mars Liquors, 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 Three Thousand Three and no/100ths (\$3,003.00) . . . . . 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 William B. Vaughn, Jr. and Caroline H. Vaughn, their heirs and assigns forever:

*200 Fendal Road, Greenville, S.C. 29609*  
ALL that certain piece, parcel and tract of land with any improvements thereon located in Greenville County on the Southeastern side of Harrison Bridge Road and containing 1.82 acres, more or less, and being more particularly described according to a revised plat entitled "Survey for Edith A. Knight" by John E. Woods, RLS, dated October 6, 1973 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Harrison Bridge Road and running thence along the said line of the Fred Jones property S. 9-42 E 288 feet to a new iron pin; thence S. 55-27 W. 198.5 feet to a new iron pin; thence N. 88-03 W. 267.5 feet to a nail and cap in the center of Harrison Bridge Road; thence along the center of Harrison Bridge Road N. 44-38 E. 544.2 feet to the point of beginning. *- 131 - 575.2 - 1 - 2.3*

DERIVATION: This is that same property conveyed to Grantor by deed of Johnny W. Knight and Mary N. Knight dated January 2, 1971 and recorded in the R.M.C. Office for Greenville County in Deed Book 907 at Page 87. *OUT OF 575.2 - 1 - 2*

No building shall be located on this lot closer than 75 feet to Harrison Bridge Road.

This deed is made subject to any restrictive covenants, building set-back line described above, easements and rights-of-way appearing on recorded plats or on the premises.

Further, any building constructed on this lot shall have a minimum of 2,000 square feet of floor space. No mobile home shall be placed or situated on this lot.

DOCUMENTARY TAX  
MAY 1977  
03.85

GREENVILLE COUNTY DOCUMENTARY TAX  
MAY 1977  
03.85

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 9<sup>th</sup> day of May 1977.

SIGNED, sealed and delivered in the presence of:

A Corporation JO-MARS LIQUORS INC. (SEAL)

*Nicholas P. Mitchell*  
*Denise P. Porter*

By: *Johnny W. Knight - Pres.*  
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 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 9<sup>th</sup> day of May 1977.

*Nicholas P. Mitchell* (SEAL)

*Denise P. Porter*

Notary Public for South Carolina.  
My commission expires: 3-18-80

RECORDED this 9th day of May 1977 at 2:46 P.M., No. 30015

*575.2 - 1 - 2*

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