

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

VOL 1059 PAGE 761

KNOW ALL MEN BY THESE PRESENTS, that **Burgin Motor Co., 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 **Eighty Thousand and no/100** Dollars, ----- (\$80,000.00) -----

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto **Loran L. Smart and Estaleen R. Smart, their heirs and assigns forever:**

ALL those certain pieces, parcels or lot of land situate in **Greenville Township, Greenville County, State of South Carolina**, at the northwestern corner of the **New Buncombe Highway and Marlin Street**, being known as **Lot Nos. 40, 39 and a portion of Lot Nos. 38 and 37**, as shown on a plat of the **J. M. Perry Estate**, recorded in **Plat Book H at Page 184** in the **R.M.C. Office for Greenville County** and being further described as follows:

BEGINNING at a stake at the northwestern corner of **Marlin Street and the New Buncombe Highway** and running thence with the northern side of **Marlin Street, S. 58-30 W., 120.4 feet** to a stake at the corner of **Lot No. 41**; thence with the line of said lot, **N. 31-30 W., 150 feet** to a stake at the corner of **lot No. 28**; thence with the line of **Lots 28, 29, 30 and 31, N. 58-30 E., 199.3 feet** to a stake on the **New Buncombe Highway**; thence with the western side of the **New Buncombe Highway** in a southerly direction **170 feet, more or less**, to the beginning corner.

This property is conveyed subject to all restrictions, easements, zoning ordinances and rights of way of record and on the ground which affect said property.

- 235 - 171 - 12 - 14, 15, 16

Grantees' mailing address: **226 Piney Mountain Road, Greenville, SC 29609**

This is the same property conveyed to the Grantor herein by deed of **Gordon E. Mann** dated **September 10, 1975**, recorded in **Deed Book 1024, page 26**, **September 10, 1975**.

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GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
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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 **30th** day of **June** 19 **77**.

SIGNED, sealed and delivered in the presence of:
William J. Benton
Casper Benton

BURGIN MOTOR CO., INC. (SEAL)
A Corporation
By: W.C. Burgin
President
W.C. Burgin
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 **30th** day of **June**, 19 **77**.
Casper Benton (SEAL)
Notary Public for South Carolina.
My Commission Expires **September 11, 1985**

William J. Benton

RECORDED this _____ day of **JUL 1** 1977 at **2:07** P. M. No. **131**

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