

HORTON, DRAWDY MARCHBANKS ASHMORE

GREENVILLE, S.C.

Route 4, Downing Place
Greer, S. C. 29651

307 PETTIGRU STREET, GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

AUG 31 3 26 PM '77

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DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Regency Enterprises, 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
Forty-Three Thousand Five Hundred and no/100 (\$43,500.00) 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 John J. Edwards and Geraldine P. Edwards, their heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being on the western
side of Downing Place near the City of Greenville, in the County of Greenville,
State of South Carolina and known and designated as Lot No. 59 of a subdivision
known as Westminster Village, plat of which is recorded in the R.M.C. Office
for Greenville County in Plat Book 5-P at Page 40 and according to said plat
has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Downing Place at the joint front
corner of Lots 58 and 59 and running thence with the joint line of said lots N. 76-
31 W., 152.71 feet to an iron pin in the line of Lot No. 57; running thence S. 35-
52 W., 98 feet to an iron pin in the line of property now or formerly of the Green-
ville County School Board; running thence S. 38-45 E., 75 feet to an iron pin at the
joint rear corner of Lots 59 and 60; running thence with the joint line of said lots
N. 77-31 E., 167.97 feet to an iron pin on Downing Place; running thence with the
curve of Downing Place, the chord of which is N. 04-21 W., 66.15 feet to an iron pin,
the point of beginning.

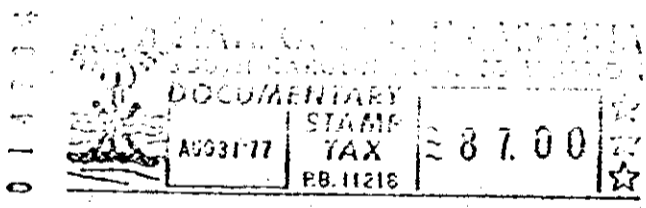
-195-5403-1-83

This is the same property conveyed to Regency Enterprises, Inc. by deed of Investors
Five, a General Partnership recorded in the R.M.C. Office for Greenville County on
April 18, 1977 in Deed Book 1054 at Page 790.

This conveyance is made subject to all easements, conditions, covenants, restrictions
and rights of way which are a matter of record and/or actually existing on the ground
affecting the above described property.

The grantees assume and agree to pay Greenville County property taxes for the year
1977 and all subsequent years.

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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 of 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 au-
thorized officers, this 31st day of August 1977

SIGNED, sealed and delivered in the presence of:

REGENCY ENTERPRISES, INC. (SEAL)

A Corporation

By:

Vice President and Secretary

James C. Blakely, Jr.
Francis L. Bagwell

Robert W. Taylor

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, 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 31st day of August 1977

James C. Blakely, Jr. (SEAL)
Notary Public for South Carolina
My commission expires 11/9/89

Francis L. Bagwell

RECORDED this 31 day of August 1977 at 3:26 P. M., No. 5930

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