

TITLE TO REAL ESTATE - INDIVIDUAL FOR **GREENVILLE CO. S. C.**
 STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }
 FILED
 SEP 29 9 58 AM '77
 DONNIE S. TANKERSLEY
 R.M.C.

Book 5509
 Greenville, SC 29604
 VOL 1064 PAGE 67

KNOW ALL MEN BY THESE PRESENTS, that **HOLLY TREE PLANTATION**, a Limited Partnership
 in consideration of **SEVENTEEN THOUSAND, NINE HUNDRED FIFTY AND NO/100 (\$17,950.00)** -- Dollars
 the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
 unto **VICTOR McPHERSON**, his heirs and assigns:

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the western side of Hollybrook Way in Austin Township, Greenville County, South Carolina, being known and designated as Lot No. 45 on a plat of HOLLY TREE PLANTATION, PHASE II, SECTION II, made by Piedmont Engineers & Architects dated January 10, 1974 and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 5-D at page 48, reference to which is hereby craved for the metes and bounds thereof.

The grantee herein agrees and assumes to pay Greenville County property taxes for the tax year 1977 and subsequent years.

The above described property is hereby conveyed subject to rights of way, easements, conditions, roadways, setback lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property and specifically to restrictive covenants recorded in the RMC Office for Greenville County, South Carolina in Deed Book 999 at page 667 and to a sanitary sewer right of way 25 feet in width along the southern and westernmost boundary lines of the above described property as shown on the recorded subdivision plat. The above property is a portion of the property conveyed to the Grantor by deed of C. & S. National Bank, as Trustee, recorded February 1, 1973 in Deed Book 966 at page 335.

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(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and assigns against the grantor(s) and the grantor's(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 1 day of September 1977
 Signed, sealed and delivered in the presence of:
Jack H. Mitchell
Allen R. Padman
 By: Victor McPherson General Partner (SEAL)
 By: BDR, A Limited Partnership
 By: Dan E. Bruce General Partner (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
 COUNTY OF GREENVILLE } Unnecessary - partnership deed
 Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(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 1 day of September 1977
Jack H. Mitchell (SEAL)
 Notary Public for South Carolina
 My commission expires: 11/8/82
Allen R. Padman

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }
 I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this
 _____ day of _____ 19____
 _____ (SEAL)
 Notary Public for South Carolina
 My commission expires:
 RECORDED this 2nd day of September 1977 at 9:58 A/ M., No. 7211

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