

P.O. Box 6508, Sta. B
GREENVILLE, S.C. 29606

VLL 1071 PAGE 123

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) TITLE TO REAL ESTATE

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KNOW ALL MEN BY THESE PRESENTS, that THOMAS D. WALKER AND DAVID A. QUATTLEBAUM, III in consideration of Ten and no/100 (\$10.00) Dollars and other valuable consideration to the grantors in hand paid at and before the sealing of these presents by the grantee, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto YEARGIN PROPERTIES, INC., its successors and assigns

ALL that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being on Knoxville Terrace in the City of Greenville, Greenville County, South Carolina, and shown and designated as Lot No. 7 on plat entitled "Revision of Knoxville Terrace Cul-de-sac" made by Piedmont Engineers and Architects, dated January 31, 1967 and recorded in the Greenville County R.M.C. Office in Plat Book QQQ at page 95 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the northwestern side of the Knoxville Terrace Cul-de-sac which point is at the joint front corner of lots 3 and 7 and running thence with the curve of the cul-de-sac, the chords of which are: S. 32-47 W. 25 feet to a point; thence S. 3-45 W. 25 feet to a point; thence S. 25-12 E. 25 feet to a point; thence S. 59-55 E. 33.9 feet to a point at the joint front corner of lots 7 and 5; thence with the joint line of lots 7 and 5, S. 1-33 E. 49.2 feet to a point; thence S. 89-42 W. 97.85 feet to a point; thence N. 0-51 E. 125 feet to a point; thence N. 53-49 E. 64.3 feet to a point; thence S. 5-36 W. 43 feet to a point; thence N. 65-31 E. 26 feet to a point; thence N. 34-37 E. 55 feet to a point at the joint rear corner of lots 7 and 3; thence with the joint line of said lots, S. 21-13 E. 44 feet to a point on the Knoxville Terrace cul-de-sac, being the point of beginning; being the same property conveyed to the grantors herein by deed of E. M. West recorded January 4, 1972 in book 34, page 253.

This conveyance is made subject to existing easements, restrictions and rights-of-way upon or affecting said property.

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, and the grantee's heirs or successors and assigns, forever. And the Grantors do hereby bind the grantors and the grantors' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee and the grantee's heirs or successors and against very person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantors' hands and seals this 23 day of Jan, 1978.

SIGNED, sealed and delivered in the presence of:

Shirley R. R. R.
Lena G. R. R.
Judy A. R. R.
Clare R. R. R.

Thomas D. Walker (SEAL)
Thomas D. Walker

David A. Quattlebaum III (SEAL)
David A. Quattlebaum, III