

31-11 Club Key East Apts., Greenville, SC

TITLE TO REAL ESTATE BY A CORPORATION - Cheros and Patterson, Attorneys at Law, Greenville S. C.

101082 MAR 9 1978

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that EDWARD H. HEMBREE BUILDERS, 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 Twelve Thousand Seven Hundred Fifty and no/100----- 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 C. Lamar Uptagrafft and Patricia W. Uptagrafft, their heirs and assigns, forever:

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 40 on plat of Oakfern, Section Two, recorded in Plat Book 6H at page 53 and having such courses and distances as will appear by reference to said plat.

Being a portion of the property conveyed by C. C. Davis and Frances S. Davis by deed recorded March 30, 1973 in Deed Book 971 at page 467 and by deed of Thomas C. Threatt by deed recorded in Deed Book 1001 at page 630 on June 21, 1974.

The above conveyance is subject to all rights of way, easements and protective covenants affecting same appearing upon the public records of Greenville County, including, but not limited to, a 25 ft. sanitary sewer easement between the joint lines of Lots 39 and 40.



291-1-10

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 11th day of July 1978.

SIGNED, sealed and delivered in the presence of:

EDWARD H. HEMBREE BUILDERS, INC. (SEAL)
A Corporation
By: Edward H. Hembree
President
Secretary

Paul K. Boerna
Notary Public for South Carolina

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 11th day of July 1978.

Paul K. Boerna (SEAL)
Notary Public for South Carolina.

My commission expires: 4/7/79

RECORDED this day of JUL 12 1978, at 3:16 P. M., No. 1116.

4328 RV.2