

FILED
21003
Greenville, S.C.

TITLE TO REAL ESTATE-Prepared by Wilkins & Wilkins, Attorneys at Law, Greenville, S. C.

Vol 1086 Page 658

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RECORDED

KNOW ALL MEN BY THESE PRESENTS, that LAND INVESTMENTS, a GENERAL PARTNERSHIP

31

in consideration of TWO HUNDRED TEN THOUSAND DOLLARS (\$210,000.00) -----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 DEE A. SMITH and LOYD G. BOYER, their heirs and assigns forever,

All that tract of land in the county of Greenville, state of South Carolina, containing 51.28 acres as shown and designated on plat entitled "A Portion of the Property of Land Investments, a General Partnership," prepared by Heaner Engineering Co., Inc. dated Aug. 29, 1978 recorded Aug. 30, 1978 in plat book 6 P page 99 of the RMC Office for Greenville County, S. C., and having according to said plat the following courses and distances, to-wit:

IV 51

Beginning at an iron pin the joint corner of subject property and property now or formerly of Authur Smith, and property now or formerly of Ethal Duncan, and running thence with the line of the Smith property N. 3-33-28 W. 1132.22 feet to an iron pin; thence continuing with the line of the Smith property N. 3-33-28 W. 470.18 feet to an iron pin on the bank of a creek; thence following the creek as the line, the traverse of which is S. 41-55 E. 421.36 feet; thence S. 41-27 E. 579.31 feet; thence N. 79-47 E. 813.29 feet; thence S. 65-14 E. 491.82 feet; thence S. 2-49 E. 868.74 feet; thence S. 81-33 E. 133.34 feet to an iron pin in line of property now or formerly of the Fred H. Hudson Estate; thence with the line of said property S. 75-00-00 E. 231 feet to an iron pin in line of property now or formerly of Boyce Smith; thence with line of Smith property S. 5-31-48 E. 214.39 feet to an iron pin; thence with the line of property now or formerly of Heyward Smith N. 78-24-58 W. 885.08 feet to an iron pin; thence with the line of property now or formerly of Greenville County School District N. 73-59-43 W. 1141.15 feet; thence continuing with the line of the Greenville County School District property S. 13-47 W. 117.99 feet to an iron pin; thence with property now or formerly of Ethal Duncan S. 88-20-33 W. 238.92 feet to an iron pin the point of beginning.

GRANTEES' ADDRESS:

This is a portion of the land conveyed to grantor by Bankers Trust of South Carolina, as Executor of the Estate of Fred H. Hudson, Deceased, by deed dated and recorded June 7, 1978 in deed vol. 1080 page 682, and is conveyed subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat or on the premises.

The Grantor hereby grants to the grantee an easement for ingress and egress to tap onto the sewer line shown on the above entitled plat.

The Grantor hereby expressly reserves an easement of ingress and egress to tap onto the sewer line shown on the above entitled plat.

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) does 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 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 30 day of August, 1978.
Land Investments, a General Partnership

SIGNED, sealed and delivered in the presence of _____ (SEAL)

David H. Wilkins _____ *James T. Bailey* (SEAL)
Susan L. Mayfield _____ *Richard B. Stough* (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the und signed 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 30 day of August 19 78
David H. Wilkins _____ SEAL: *Susan L. Mayfield*

Notary Public for South Carolina
My commission expires 11/18

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Grantor - Partnership
RENUNCIATION OF DOWER

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 at

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
RECORDED
Notary Public
My commission expires
STAMP TAX 420.00
RECORDED

7161

RECORDED 'SEP 1 1978 at 5:01 P.M.

4328 RV.2