

Grantee's mailing address: 2902 East North Street Extension, Greenville, S.C.
TITLE TO REAL ESTATE BY A CORPORATION

VCL 1098 PAGE 694

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C.
MAR 13 2 30 PM '79
D.W.S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that TANKERSLEY REAL ESTATE CORP.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at c/o Trubin, Sillocks, Edelman & Knapp in consideration of One Hundred Ninety-Two Thousand 375 Park Avenue, New York, N. Y. 10022 Nine Hundred Forty-Five and 10/100ths (\$192,945.00) 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 David W. Balentine and W. Cullen Balentine, their heirs, and assigns forever

ALL that certain piece, parcel or tract of land situate in Greenville County, South Carolina, and having, according to a plat entitled "Effie Lloyd Allen Beattie", prepared by Carolina Surveying dated March 14, 1979, the following metes and bounds, to-wit:

BEGINNING at an old iron pin located along the northern side of the right-of-way of Pelham Road, joint corner of the within described property and property owned by Metropolitan Baptist Church and running thence with the joint line of said property N.31-16 E. 798.7 feet to an old iron pin; thence turning and running N.64-38 W. 490.7 feet to an iron pin; thence running N.22-20 E. 600.7 feet to an iron pin; thence running N.22-55 E. 8.8 feet to a point along the southern side of the right-of-way of Old Boiling Springs Road; thence turning and following the southern side of the right-of-way of Old Boiling Springs Road, the courses of which are S.63-45 E. 56.9 feet to an iron pin and S.64-03 E. 1255.8 feet to an iron pin; thence turning and running S.0-51 W. 222.9 feet to an iron pin; thence running S.0-42 W. 1126.4 feet to an iron pin located along the northern side of the right-of-way of Pelham Road; thence turning and following the northern side of the right-of-way of Pelham Road, the courses of which are N.73-28 W. 289.3 feet to an iron pin and N.70-26 W. 1154.4 feet to an old iron pin, the point of beginning.

-195- 533.4 - 1-13.3 > 40.62 AC Note
OUT OF 533.4 - 1-13

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements, and rights-of-way appearing on the property and or of record, and that certain lease recorded May 13, 1977 in the RMC office for Greenville County in Deed Book 1056 at Page 587.

This is a portion of that same property conveyed to the Grantor herein by deed from TIMP Corporation, dated February 25, 1977 and recorded in the RMC office for Greenville County in Deed Book 1051 at Page 948 on March 2, 1977.

The Grantor reserves an easement for sanitary sewer purposes and the right to install sanitary sewer lines as provided in a Sewer Line Rider annexed hereto and made a part hereof.

STAMP
386.00
MAR 11 1979

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 himself and its successors to warrant and forever defend all and singular said premises unto the grantee(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.

but Grantors warranty does not extend to the rights of any persons in possession, except persons claiming through Grant-OR.

IN WITNESS whereof the grantor hereunto corporate seal to be affixed hereunto and these presents to be subscribed by its duly authorized officers, this 15th day of March 1979 TANKERSLEY REAL ESTATE CORP.

SIGNED, sealed and delivered in the presence of
[Signature] President
[Signature] Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF New York } 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 15th day of March 1979.
Christina H. [Signature] Notary Public for South Carolina New York
My commission expires:

RECORDED this _____ day of _____ 1979

690

4328 RV-2