

107 Bunker Hill Road
Greer, S. C. 29651

GREENVILLE CO. S.C.

109-300

TITLE TO REAL ESTATE - Offices of WILLIAM B. JAMES, Attorney at Law, 114 Williams Street, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

WILLIAM B. JAMES
Attorney at Law

KNOW ALL MEN BY THESE PRESENTS, that United 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 Forty-six Thousand Five Hundred Twenty-five and no/100--(\$46,525.00)--- 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 Wendall F. Case and Nancy G. Case, their heirs and assigns forever

All that piece, parcel or lot of land, situate, lying and being on the northwestern side of Bunker Hill Road, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot 109 of a subdivision known as Canebrake I, plat of which is recorded in the RMC Office for Greenville County in Plat Book 5-D, at page 95, and according to said plat, has the following metes and bounds to wit:

BEGINNING at an iron pin on the northwestern side of Bunker Hill Road, joint front corner of Lots 109 and 110, and running thence with joint line of said lots, N. 61-41 W. 164.48 feet to an iron pin; running thence N. 26-50 E. 40 feet to an iron pin; thence continuing N. 55-28 E. 82.95 feet to an iron pin, joint rear corner of lots 108 and 109; running thence with the joint line of said lots, S. 40-02 E. 154.33 feet to an iron pin on Bunker Hill Road; running thence with Bunker Hill Road in a southwesterly direction 59.1 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Grantor herein by Deed of J. A. Bolen, as Trustee for James W. Vaughn and J. A. Bolen and College Properties, Inc. trading as Batesville Property Associates, a joint venture, dated April 27, 1977, recorded April 28, 1977 in Deed Book 1055 at page 538.

This property is conveyed subject to easements, conditions, restrictions, covenants and rights of way of record and actually existing on the ground effecting the subject property.

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GREENVILLE COUNTY DOCUMENTARY 51.70

together with all and singular the rights, numbers, hereinafter and appurtenances to said premises belonging to or in any wise incident or appurtenant to have and to hold all and singular the premises before mentioned unto the grantees, and the grantees' 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 grantees, and the grantees' heirs or successors and against every person whomsoever lawfully claiming or to claim the same in any part hereof.

IN WITNESS whereof the grantor has caused its corporate seal to be hereunto and these presents to be subscribed by its duly authorized officers, this 3rd day of April 1979.

SIGNED AND SEALED BY THE GRANTOR: UNITED BUILDERS, INC. (SEAL)
James B. Case
Wendall F. Case
Nancy G. Case

STATE OF SOUTH CAROLINA PROBATE
COUNTY OF GREENVILLE
My commission expires: 5/13/79
APR 3 1979

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