

P.O. Box 6591
Greenville, S.C.

89609

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA) FILED
) GREENVILLE CO. S. C.
COUNTY OF GREENVILLE)
) 12 7 2 40 PM '79
) DONNE J. TINKERSLEY

KNOW ALL MEN BY THESE PRESENTS, that WILSON MANNING DILLARD, JAMES CHRISTOPHER DILLARD, SUSAN TURNER BURNETTE, ANN TURNER POOLE, BETTY TINSLEY KENNEDY, JODY TINSLEY CARMAN, LOUNETTE F. GREER, MARIE F. HOOD, CARRIE BRAMLETT TATE, GROVER CLEVELAND BRAMLETT, SR., THOMAS DRAYTON BRAMLETT, EUGENIA BRAMLETT BROWN, THELMA BRAMLETT BLACKSTOCK, EVELYN BRAMLETT TEEMS, WILLIAM H. JONES, IRENE B. JONES, HORTENSE JONES, OLIVER M. JONES, EARLINE JONES WATSON, JACK L. JONES, GEORGE MARION JONES, BENJAMIN JONES, CAROLYN JONES WATSON, KENNETH JONES, CATHY JONES ATKINS, BARBARA JONES, CECIL W. McCLIMON, as Executor of the Estate of Elsie Dillard Fleming, and FRED J. CARMAN, and ETITA F. OWENS,

in consideration of ONE HUNDRED THOUSAND FIVE HUNDRED (\$100,500.00) 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 PROPERTIES UNLIMITED, INC., its successors and assigns forever:

ALL that lot of land in the State of South Carolina, County of Greenville, in the City of Greer, fronting on the southerly side of U. S. Highway No. 29 (Wade Hampton Boulevard) and being described as follows in accordance with a plat entitled "Property of J. E. Fleming" prepared by H. S. Brockman, Surveyor, dated January 23, 1957, as amended by John A. Simmons, Surveyor, on February 20, 1979:

BEGINNING at an iron pin on the southerly edge of the right-of-way of Wade Hampton Boulevard, joint front corner with property of Gulf Oil Corporation, formerly I. P. Few Estate, and running thence with the line of property formerly of the I. P. Few Estate, S. 25-33 E. 258.6 feet to an iron pin; thence along the line of property of Fred J. Carman, et al, S. 53 W. 190.4 feet to an iron pin near the easterly edge of a private drive; thence crossing said private drive, S. 9-36 W. 51.8 feet to an iron pin on the northerly edge of Fleming Drive; thence following the edge of Fleming Drive, as follows: N. 78-26 W. 102.5 feet to an iron pin, S. 73-22 W. 119.5 feet to an iron pin, N. 84-07 W. 46.9 feet to an iron pin, N. 54-36 W. 32.5 feet to an iron pin, and N. 29-34 W. 235.5 feet to an iron pin on the southerly edge of the right-of-way of Wade Hampton Boulevard; thence with the line of said right-of-way, N. 67-32 E. 491.8 feet to the point of beginning.

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ALSO, all the right, title and interest, if any, of any or all of the grantors in that portion of a private drive as shown on the aforesaid plat as may be included within the foregoing description. Such private drive was constructed for the sole purpose of serving the dwelling house of the late J. E. and Elsie Dillard Fleming which dwelling house is located on the subject property. The grantor, Fred J. Carman, an adjoining property owner, is joining in this conveyance for the sole purpose of releasing his interest, if any, in such driveway.

This property is conveyed subject to an unrecorded sewer line easement in favor of the Commission of Public Works of Greer, S. C. and to any other easements or rights-of-way affecting the subject property.

This is a portion of the property conveyed to the late J. E. Fleming by deed of W. A. Jones, as conservator of Planter's Savings Bank, recorded on July 12, 1938 in Deed Book 204 at Page 427. The said J. E. Fleming died testate on March 11, 1967, and devised the subject property to his widow, Elsie Dillard Fleming, as will appear by reference to Apartment 980, File 12, in the Office of the Probate Court for Greenville County. The title of the said Elsie Dillard Fleming was confirmed in an action brought by her to construe such Will, as will appear by reference to a Decree filed on January 5, 1968, in Judgment Roll J-13,316 in the Office of the Clerk of Court for Greenville County. The said Elsie Dillard Fleming died testate on October 4, 1974, as will appear by reference to Apartment 1357, File 4, in the Office of the Probate Court for Greenville County.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
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SOUTH CAROLINA COUNTY DOOR REENTRY TAX
GREENVILLE COUNTY
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