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LEATHERWOOD, WALKER, TODD & MAHR

DONNIE S. TANKERSLEY
R.M.C.

VOL 1110 PAGE 811

P.O. BY 43
Columbia SC 29202

STATE OF SOUTH CAROLINA)

TITLE TO REAL ESTATE BY A CORPORATION

COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, That GREENVILLE ASSOCIATION FOR RETARDED CHILDREN, 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 One and No/100 Dollar (\$1.00), the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto STATE OF SOUTH CAROLINA DEPARTMENT OF MENTAL RETARDATION, ITS SUCCESSORS AND ASSIGNS, SO LONG AS THE PROPERTY IS USED FOR A RESIDENCE FOR MENTALLY RETARDED INDIVIDUALS:

ALL that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina and lying and being on the western edge of Ridge Road and being shown as a 1.87 acre tract of land according to a plat entitled "Survey for S. C. Department of Mental Retardation" by W. R. Williams, Jr., dated October, 1978 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western edge of Ridge Road at the joint front corner of property herein conveyed and property now or formerly of W. R. Timmons, Jr. and running thence with the line of Timmons, S. 64-46 W. 299 feet to an iron pin; thence N. 25-14 W. 219.8 feet to an iron pin in line of property now or formerly of Grantor; thence with the line of property now or formerly of Grantor, N. 64-47 E. 443 feet to an iron pin in the western edge of Ridge Road; thence with Ridge Road, S. 8-01 W. 262.6 feet to an iron pin, the point of beginning.

Provided, however, that should the State of South Carolina Department of Mental Retardation or its successors and assigns, cease to use the said property for the purpose of providing a residence for mentally retarded persons, then the said property shall immediately revert to the Grantor, its successors and assigns.

M12.4-3-4.3
(15) 120 out of M12.4-3-4.7

Being the same property conveyed to the Grantor herein by deed of Wm. R. Timmons, Jr. and recorded in the R.M.C. Office for Greenville County, S. C. on October 12, 1978 in Deed Book 1089, at Page 796.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise 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, so long as the property is used for the purposes set forth above, 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 assigns, against the grantor and its 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 30 day of August, 1979.

Signed, sealed and delivered in the presence of:

GREENVILLE ASSOCIATION FOR RETARDED CHILDREN (SEAL)

A Corporation
By:

Wesley B. Stearns
Becky C. Dennis

James P. Benning
President
Anne S. Thomas
Secretary

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M12.4-3-4.1 1-2