

TITLE TO REAL ESTATE BY A CORPORATION—Love, Thornton, Arnold & Thomason, 410 E. Washington St., Greenville, S. C.

STATE OF SOUTH CAROLINA } Grantee(s) Address:
COUNTY OF GREENVILLE } 111 Riley Road, Greenville, S. C. 29611

KNOW ALL MEN BY THESE PRESENTS, that ^{THREATT ENTERPRISES} Threatt Enterprises, 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 Eight Thousand Nine Hundred Fifty and no/100ths (\$8950.00)----- 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 BEN-C - INC. its successors and assigns:

ALL that lot of land, situate on the northwestern side of Chalford Lane, in the County of Greenville, State of South Carolina, being shown as Lot No. 25 on a plat of Eastgate Village Subdivision, dated May 15, 1973 prepared by Piedmont Engineers and Architects, recorded in the Office of the RMC for Greenville County in Plat Book 4-X at Page 31, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Chalford Lane at the joint front corner of Lots 24 and 25 and running thence with Lot 24 N 48-22 W 91.9 feet to an iron pin at the joint rear corner of lots 24 and 25; thence N 47 55 E 11 feet to an iron pin; thence N 43-40 E 99 feet to an iron pin at the joint rear corner of Lots 25 and 26; thence with Lot 26 S 51-33 E 102 feet to an iron pin on Chalford Lane; thence with Chalford Lane S 37-10 W 80 feet to an iron pin; thence still with said Lane S 71-50 W 41.5 feet to the point of beginning.

11(276) 538.13-1-25

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

This is a portion of the property conveyed to Threatt-Maxwell Enterprises, Inc. by C. Lee Dillard, Trustee of the Trust for the children of C. Lee Dillard, bt deed dated and recorded 8/25/72 in deed vol. 953 page 222 of the RMC Office for Greenville County, S. C.

The grantor is the legal successor to Threatt-Maxwell Enterprises, Inc.

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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 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 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 8th day of April 1981.

SIGNED, sealed and delivered in the presence of:

THREATT ENTERPRISES, INC. (SEAL)

A Corporation
By:

President T. C. THREATT

Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 8th day of April 1981.

Donald R. Millister (SEAL)
Notary Public for South Carolina.

My commission expires: 6-15-89

RECORDED APR 10 1981 day of 19 at 3:44 P. M., No. 28886

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