

TITLE TO REAL ESTATE-Griffin & Howard, 111 Pettigru Street, Greenville, S.C.

1148 885

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MAY '81

RSLEY

KNOW ALL MEN BY THESE PRESENTS, that American Scenic Realty Company

in consideration of Sixty Thousand and No/100 (\$60,000.00) ----- 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 L. Guerry Burnett and Nathaniel E. Cain, their heirs and assigns forever:

All that piece, parcel or lot of land lying, being and situate on the northern side of Thousand Oaks Boulevard, containing 4.52 acres, more or less, near the City of Greenville, County and State aforesaid, and being that tract of land shown on plat entitled "American Scenic Realty Company", prepared by Williams & Plumblee, Inc., dated May 16, 1981, and recorded in the R.M.C. Office of Greenville County in Plat Book 8-N at Page 37 and having the following metes and bounds, to-wit:

Beginning at a point on the northern side of right-of-way for the extension of Thousand Oaks Boulevard, said point being located S. 88-50 E. 1375 feet from the eastern side of Miller Road, and running thence N. 0-06 W. 414.38 feet to an iron pin; thence, N. 84-44-30 E. 421.6 feet to an iron pin on the right-of-way of Golden Strip Freeway; thence, along said Freeway S. 7-06 E. 459.7 feet to an iron pin; thence, N. 88-50 W. 477.2 feet to the point of beginning.

15(191) 547.3 -1-75.4

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights-of-way, if any, appearing of record, on the premises or on the recorded plat which affects the property hereinabove described.

This being a portion of the property conveyed to the grantor herein by deed recorded in the R.M.C. Office for Greenville County in Deed Book 986 at Page 41 on October 12, 1973 from Walter S. Griffin.

This deed embodies the provisions of the Sales Contract dated March 18, 1981 which requires the seller to complete the road to the above premises and to pay one-half of the cost of the installation and tap fee of an eight inch water line to the western most line of subject property.

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 grantees, and the grantee's heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s)' heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees(s) and the grantee's(s)' heirs, successors and assigns against the grantor(s) and the grantor's(s)' heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 28th day of May 1981
SIGNED, sealed and delivered in the presence of: AMERICAN SCENIC REALTY COMPANY

Charles Howard BY: Steve Burnett (SEAL)
Greg M Zimmerman (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s)' act and deed deliver the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 28th day of May 1981
Charles Howard (SEAL) Greg M Zimmerman
Notary Public for South Carolina
My commission expires: _____

STATE OF SOUTH CAROLINA } NO RENUNCIATION OF DOWER NECESSARY
COUNTY OF GREENVILLE } GRANTOR IS CORPORATION

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, release and forever relinquish unto the grantees(s) and the grantee's(s)' heirs, successors and assigns, all her interest in and to all and singular the premises within mentioned and released.

RECORDED MAY 28 1981
\$68.00
19 at 11:18 A. M. No. 32939

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