

RT 2-PELZER, S.C. 29669
TITLE TO REAL ESTATE BY A CORPORATION

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUL 31 4 27 PM '81

BOOK 1152 PAGE 827

DONNIE S. TANKERSLEY

KNOW ALL MEN BY THESE PRESENTS, that FAMILY FEDERAL SAVINGS AND LOAN ASSOCIATION

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greer, State of South Carolina, in consideration of

THIRTY SEVEN THOUSAND THREE HUNDRED AND NO/100 (\$37,300.00)-----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 JAMES COOLEY, his heirs and assigns, forever:

ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, on the eastern side of Washington Avenue and being known as a portion of Lot No. 2 on a plat of the Property of W. C. McBrayer, dated January, 1935, prepared by Dalton & Neves, recorded in the R.M.C. Office for Greenville County in Plat Book J at Page 37, and having the following metes and bounds, to wit:

14(235) 224-1-26

BEGINNING at an iron pin on the eastern side of Washington Avenue at the joint front corner of Lots Nos. 2 and 17 and running thence with Lot No. 17, N. 38-04 E. 255.4 feet to an iron pin at the joint rear corner of Lot No. 1 and 2; thence with Lot No. 1, N. 47-20 W. 54 feet to an iron pin; thence in a southwesterly direction 223 feet to an iron pin on the eastern side of Washington Avenue; thence with said Washington Avenue, S. 26-26 E. 86 feet to the point of beginning.

ALSO, ALL that certain piece, parcel or strip of land located in the County of Greenville, State of South Carolina, and being more fully described according to a plat entitled "Survey for James Cooley and Paul J. Foster, Jr.," made by Carolina Surveying Company, 12 Jan. 1978, rev. 21 Feb. 1978, as follows:

BEGINNING at a point at the joint rear corner of property belonging to Family Federal Savings and Loan Association, Marie J. Cobb and J. B. Holcombe, and running thence S. 44-52 W. 62.3 feet to a point; thence running N. 52-54 W. 3.25 feet to a point; thence running N. 43-29 E. 62.4 feet to a point; thence running S. 47-20 E. 4.8 feet to the point of beginning.

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

This is the same property conveyed to Family Federal Savings and Loan Association by deed from Frank P. McGowan, Jr., as Master in Equity for Greenville County, recorded on July 8, 1981, in Deed Book 1151, at Page 381, R.M.C. Office for Greenville County, S.C. 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 31st day of July, 1981. FAMILY FEDERAL SAVINGS AND LOAN ASSOCIATION

SIGNED, sealed and delivered in the presence of:

(SEAL)

Vickie R. Little
Frank P. McGowan, Jr.

A Corporation

By: *H. A. Bulman*

Vice President

Secret

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
JUL 31 1981
75.00

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 31st day of July, 1981.

Frank M. D. D. (SEAL)

Notary Public for South Carolina.
My commission expires: 10/29/90.

Vickie R. Little

RECORDED JUL 31 1981 of _____ 19____ c
at 4:27 P.M. 2980

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
JUL 31 1981
41.25

0827

4328 RV-2