

TITLE TO REAL ESTATE - INDIVIDUAL FORM - John M. Dillard, P.A., Greenville, S.C.
STATE OF SOUTH CAROLINA 8 Chickasaw Drive
COUNTY OF GREENVILLE Greenville, S. C. 29611

GR... FILED
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DONN...
JAMES SLEY

KNOW ALL MEN BY THESE PRESENTS, that EUGENE RACKLEY and ELIZABETH M. RACKLEY

in consideration of One (\$1.00) ----- 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

FAIRVIEW ASSOCIATES, A SOUTH CAROLINA GENERAL PARTNERSHIP, its successors and assigns:

ALL that piece, parcel or tract of land, containing 2.87 acres, more or less, situate, lying and being at the southwestern corner of the intersection of Davenport Road with U. S. Highway No. 276 Frontage Road in the corporate limits of the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being the southeasternmost portion of the property of J. M. LATIMER AND IDA MAE LATIMER, as shown on a plat thereof recorded in the RMC Office for Greenville County, S. C., in Plat Book RR, page 1, and having according to a more recent plat thereof made by J. L. Montgomery, III, R.L.S., dated March 20, 1981, the following metes and bounds, to-wit:

BEGINNING at a point on the southwestern side of the right of way of U. S. Highway No. 276 at the corner of property formerly owned by A. G. Huff and now or formerly owned by Thompkins, and running thence along the southwestern side of the right of way of U. S. Highway No. 276 Frontage Road, N. 15-32 W., 202.95 feet to an iron pin; thence continuing along said right of way, N. 52-25 E., 8.39 feet to an iron pin; thence continuing along said side of said right of way, N. 35-57 W., 331.9 feet to a point at the intersection of said road with Davenport Road; thence along the eastern side of Davenport Road, S. 43-54 W., 144.93 feet to an iron pin; thence continuing along said right of way, S. 35-56 W., 201.27 feet to an iron pin; thence continuing along said right of way, S. 33-05 W., 108.14 feet to an iron pin; thence along the line of property now or formerly owned by Thompkins, S. 77-55 E., 532.11 feet to the point of beginning.

The above described property is a portion of 29.18 acres conveyed to the Grantors by deed of Southern Bank & Trust Company as Trustee, recorded on July 26, 1976 in the RMC Office for Greenville County, S. C., in Deed Book 1040, page 153, and is hereby conveyed subject to all rights of way and easements for electric power lines, sewer lines and roadways as contained in deeds given by the grantors and their predecessors in title and actually existing on the ground affecting said property. The above described property is hereby conveyed as a capital contribution to Fairview Associates, a General Partnership, in which Eugene Rackley is a partner.

(18) - 899-319-1-212
out of - 899-319-1-21

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(s) do(es) hereby bind the grantor(s) and the grantor's(s)' heirs or successors, executors and administrators 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(s) and the grantor's(s)' heirs or successors 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 6th day of November 19 81
Signed, sealed and delivered in the presence of:
Constance A. McBride (SEAL) Eugene Rackley (SEAL)
John M. Dillard Elizabeth M. Rackley (SEAL)
Elizabeth M. Rackley

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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.
SWORN to before me this 6th day of November 19 81
Constance A. McBride (SEAL) John M. Dillard
Notary Public for South Carolina 5/22/83

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
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, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.
GIVEN under my hand and seal this
6th day of November 19 81
Constance A. McBride (SEAL) Elizabeth M. Rackley
Notary Public for South Carolina Elizabeth M. Rackley
My commission expires: 5/22/83

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