

TITLE TO REAL ESTATE BY A CORPORATION

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GRANTEES ADDRESS:
Route 5
Greer, SC 29651

VOL 1205 PAGE 640
QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **FIRST PIEDMONT MORTGAGE COMPANY, 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

One Hundred and no/100ths----- 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 **CAROL N. LEONARD and NANCY LEE LEONARD, their heirs and assigns forever:**

ALL the right, title and interest, if any, of the Grantor, in and to the following described property:

ALL that lot of land in the State of South Carolina, apparently located in both Greenville and Spartanburg counties, being basically in the shape of a triangle, being designated as an unnumbered tract and a connecting street lying at the intersection of G Street (now Phillips Road) and A Street (now S. C. Highway 14) on a plat entitled, "Map of Pelham Mills Village", prepared by Dalton & Neves, Engineers, dated October, 1939 and recorded in the RMC Office for Greenville County in Plat Book M at Pages 58 and 59. The subject property is similarly depicted on a plat entitled, "Composite Plat for Caine Company", dated September, 1975 and recorded in Plat Book 5-X at pages 87 and 88. The subject property has approximately the following metes and bounds to wit:

BEGINNING at an iron pin on the westerly side of S. C. Highway 14, (formerly A Street) on the front line of Lot 104 of the Pelham Mills plat, said pin being located S. 12-15 W. 36 feet from the joint front corner of Lots 103 and 104, and running thence along the front lines of Lots 104 and 105, S. 59-15 W. 180.8 feet to an iron pin; thence along the former curve of the intersection of the aforesaid connecting street and G Street (the chord being N. 71-05 W. 71 feet) to an iron pin on the northerly side of G Street (now Phillips Road); thence along the edge of said Phillips Road, approximately S. 50-40 W. 212 feet, more or less, to a point on the westerly edge of the right-of-way of S. C. Highway 14; thence with the right-of-way of said S. C. Highway 14, approximately N. 16-E. 212 feet, more or less, to the point of beginning.

DERIVATION: See separate deeds of Frank G. Halter, et al recorded on January 17, 1979 in Deed Book 1095 at page 530 and on September 28, 1978, in Deed Book 1088 at page 779, respectively. *16 (205) 530.2-1-16 (note)*

The subject property is shown on the Greenville County Tax Maps as being adjacent to Parcels 16 and 17; Block 1 on Sheet 530.2.

OVER

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.~~ (NO TITLE WARRANTIES)

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 24 day of January 19 84.

SIGNED, sealed and delivered in the presence of:

Pamela W. Williams
Juanita M. Ash

FIRST PIEDMONT MORTGAGE COMPANY, INC (SEAL)

A Corporation
By: *[Signature]*
President
[Signature]
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 31 day of January 19 84.

Ann D. Sims (SEAL)
Notary Public for South Carolina.
My Commission expires: 11-29-1988

Pamela W. Williams

RECORDED this _____ day of _____ 19____, at 2 FEB 28 1984 No. 322 4.20CI

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