

TITLE TO REAL ESTATE - Offices of Love, Thornton Arnold & Thomason, Attorneys at Law, Greenville, SC

JAN 9 2 50 PM '85

Grantees(s) Mailing Address:

STATE OF SOUTH CAROLINA

Post Office Box 457
Moncks Corner, SC 29461

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that JAMES O'KEEFE CAGLE, ALICE LOUISE CAGLE, and FRANCES S. CAGLE, In consideration of One Hundred Seventy Thousand and No/100ths (\$170,000.00) 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 BERKELEY LOANS, INC., Its successors and assigns forever:

ALL that piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being on the northwestern corner of the Intersection of South Main Street and West McBee Avenue In the City of Greenville, County of Greenville, State of South Carolina, being shown and designated on plat of Berkely Loans, Inc., prepared by Freeland & Associates, dated August 29, 1984, recorded in Plat Book 11-F at page 7, and being described more particularly, according to said plat, to wit:

BEGINNING at a point at the northwestern corner of the Intersection of South Main Street and West McBee Avenue and running thence along the northern side of West McBee Avenue N 68-27 W 140.54 feet to a point on the southeastern side of a 10-foot alley; thence along the southeastern side of said alley N 21-29 E 76.5 feet to a point at the joint corner of the within-described property and property now or formerly belonging to Morgan; thence along the common line of said properties S 69-16 E 139.55 feet to a point at the joint front corner of said lots on the western side of South Main Street; thence along the western side of South Main Street S 20-45 W 78.50 feet to the point of beginning.

ALSO: ALL the right, title and interest of the grantors in and to an easement over and in a 10-foot alley abutting the western side of the property described above and being shown on the aforementioned plat.

DERIVATION: Deed of South Carolina National Bank of Charleston, etc., recorded November 8, 1957 in Deed Book 587 at page 283. Also see deed of J. W. Cagle recorded May 23, 1956 in Deed Book 553 at page 163, deed of Mabel Virginia Cagle recorded July 14, 1958 in Deed Book 602 at page 51, Deed of J. W. Cagle recorded July 14, 1958 in Deed Book 602 at page 47; and Estate file of Virginia Cagle of record in the Greenville County Probate Court, Apartment 692, File 2.

26-500-1-3-7

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

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(s), and the grantee's(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 My hand and seal, this 8th day of September, 1984.

IN THE PRESENCE OF:

Quell D. Smith

James O'Keefe Cagle (SEAL)
JAMES O'KEEFE CAGLE

Ornette W. Hawkins
As to James O'Keefe Cagle

Alice Louise Cagle (SEAL)
ALICE LOUISE CAGLE

James V. Cagle

Miriam A. Patton
As to Alice Louise Cagle

Frances S. Cagle (SEAL)
FRANCES S. CAGLE

Fred E. Stewart

Jo Cagle
As to Frances S. Cagle

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
JAN-85
340.00
FEB-12-8

GREENVILLE COUNTY

04060
117060

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
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PB. 15811
JAN-9'85
187.00

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