

Title to Real Estate by a Corporation. - Prepared by Hinson, ~~Traxler~~ & Hamer, Attorneys, Greenville, S. C.

FILED
GREENVILLE COUNTY, S.C.

STATE OF SOUTH CAROLINA,

County of Greenville

JAN 3 3 49 PM 1961

PALMETTO ENTERPRISES, INC.

South Carolina

Greenville

KNOW ALL MEN BY THESE PRESENTS That
a corporation chartered under the laws of the State of
and having its principal place of business at
in the State of

South Carolina

for and in consideration of the

sum of Six Thousand One Hundred Eighty-Three and 35/100

dollars,

and assumption of mortgage described below,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Bruce Supply Co., Inc.; its successors and assigns,

All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as the eastern one-half of Lot No. 106 of the Property of Overbrook Land Company and Woodville Investment Company, plat of which is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book F, page 218, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Lowndes Hill Road, corner of Lot No. 105; and running thence with the line of said Lot N. 22-19 E. 135.3 feet to an iron pin; thence N. 70-43 W. 40 feet to an iron pin in the rear line of Lot 106; thence through Lot 106 S. 33-29 W. 130 feet to an iron pin on Lowndes Hill Road; thence with Lowndes Hill Road S. 62-44 E. 65 feet to the point of beginning.

As a part of the consideration hereof, the Grantee agrees to assume and pay, according to its terms, that certain note and mortgage given to Fidelity Federal Savings & Loan Association on which there is a balance due of \$ 4,116.65, said mortgage being recorded in Mortgages Volume 707, page 237.

This is the same property conveyed to the Grantor by deed recorded in the RMC Office for Greenville County, S. C., in Deeds Volume 537, page 330.



Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the grantee(s) hereinabove named, and successors, heirs and assigns forever.

And the said-granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and its successors, heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, E. F. Janquart and R. C. Bruce, Jr.

on this the 16th day of December in the year of our Lord one thousand, nine hundred and sixty.

Signed, sealed and delivered in the presence of:

Marjorie A. Hill
Edward Ryan Hamer

PALMETTO ENTERPRISES, INC. XXX

By *E. F. Janquart* President
and *R. C. Bruce, Jr.* Treasurer

STATE OF SOUTH CAROLINA,

County of Greenville

PERSONALLY appeared before me Marjorie A. Hill and made oath that she saw E. F. Janquart as President and R. C. Bruce, Jr. as Treasurer of Palmetto Enterprises, Inc.

a corporation chartered under the laws of the state of South Carolina sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that she, with Edward Ryan Hamer, witnessed the execution thereof.

SWORN to before me this 16 th day of December A. D., 1960
Edward Ryan Hamer
Notary Public for South Carolina.

Marjorie A. Hill

Recorded January 3rd, 1961 at 3:48 P.M. #16684

191-5-18