

TITLE TO REAL ESTATE BY A CORPORATION - Mann, Foster, Ashmore & Brissey, Attorneys at Law, Greenville, S. C.

MAR 4 3 44 PM '71

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that J. O. F. 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 Twenty Nine Thousand Nine Hundred and No/100 (\$29,900.00) Dollars, and assumption of mortgage set out below, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Investment Properties Inc., its successors and assigns, forever;

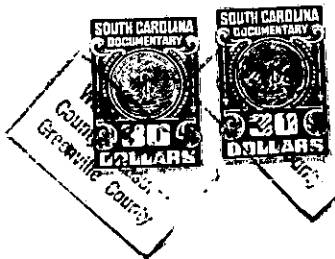
All that certain piece, parcel or lot of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina on the southwestern side of Laurens Road (U. S. Highway No. 276), and having according to a plat entitled "Property of The Peoples National Bank of Greenville made by Piedmont Engineering Service, dated June 17, 1955, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book II, Page 169, the following metes and bounds, to-wit:

Beginning at an iron pin at the southern corner at the intersection of Laurens Road and Shoppers Drive (said pin also being 519.2 feet southeast of the southern corner of the intersection of Laurens Road and Greenacre Road) and running thence along the southwestern side of Laurens Road S. 55-31 E. 65 feet to an iron pin, corner of property belonging, now or formerly, to Cannon; thence along the line of property belonging, now or formerly, to Cannon S. 34-29 W. 115.5 feet to an iron pin; thence N. 55-31 W. 65 feet to an iron pin on the southeastern side of Shoppers Drive; thence along the southeastern side of Shoppers Drive N. 34-29 E. 115.5 feet to the point of beginning.

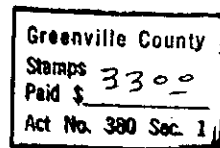
This conveyance is made subject to easements, restrictions and rights-of-way of record on or affecting said property.

This is the same property conveyed to the grantor herein by deed of Launius Enterprises, Inc. recorded in the RMC Office for Greenville County in Deed Book 901, at Page 45.

As a part of the consideration herein, the grantee assumes and agrees to pay that certain mortgage in favor of The Peoples National Bank recorded in the RMC Office for Greenville County in Mortgage Book 1146, at Page 181, and having a present principal balance due thereon of \$35,100.00.



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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 against the grantor and its successors and against every person whatsoever 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 26th day of February 1971.

SIGNED, sealed and delivered in the presence of:

J.O.F., INC.

(SEAL)

A Corporation

By:

President

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 26th day of February 1971.

Notary Public for South Carolina.
My commission expires XXX 8/5/79

RECORDED this 4 day of March 19 71 at 3:44 P. M., No. 20435

212-1-992-1-122-519-266