

TITLE TO REAL ESTATE BY A CORPORATION
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 18 12 30 PM '73
DONNIE S. TANKERSLEY
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that Leake & Garrett, Inc.
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Mauldin, State of South Carolina, in consideration of Thirty-Three Thousand, Nine Hundred Fifty and 00/100 (\$33,950.00) 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 James E. Cole and Janice C. Cole, their heirs and assigns:

ALL that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, being shown and designated as Lot 12 on a Plat of Holly Springs, Section 1, prepared by Piedmont Engineers & Architects, dated February 23, 1971, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-N, Page 5, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Beechwood Court, at the joint frontcorner of Lots 11 and 12 and running thence with the joint line of Lots 11 and 12, S. 75-31 E., 223.2 ft. to an iron pin; thence N. 13-16 E., 105.0 ft. to an iron pin on the line of Lot 15; thence N. 79-43 W., 110.0 ft. to an iron pin; thence N. 78-36 W., 115.4 ft. to an iron pin on the Southeastern side of Beechwood Court at the joint front corners of Lots 12 and 13; thence with the Southeastern side of Beechwood Court, S. 11-50 W., 90.0 ft. to an iron pin being the point of beginning.

-799-546.2-1-12

This is the same property conveyed to the grantor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 929, Page 96.

This property is conveyed subject to easements, rights-of-way and restrictions of record.



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.

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 17th day of July, 1973 LEAKE & GARRETT, INC. (SEAL)

SIGNED, sealed and delivered in the presence of:
[Signatures]

A Corporation
By: *[Signature]*
President - Frank S. Leake, Jr.
[Signature]
Secretary - G. Sidney Garrett

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 17th day of July, 1973.
[Signature] (SEAL)

Notary Public for South Carolina.
My Commission Expires: 12/15/79

RECORDED this 18th day of July 1973 at 12:30 P. M., No. #1776