

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

1977 2nd DAY
LARGE PRINTED BY
RHC

KNOWN ALL MEN BY THESE PRESENTS, that the City of Greenville, South Carolina, a municipal corporation, and the County of Greenville, South Carolina,

in consideration of Thirty-Six Thousand and no/100's (36,000.00)-----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 Frederick Arthur Bailey, III, his heirs and assigns, forever:

All the certain piece or parcel of land situate in Donaldson Center and in the northern quadrant of the intersection of Perimeter Road and Osage Drive, Gantt Township, Greenville, South Carolina, bounded on the north by lands of AGS Food System and the Woolworth Corporation, on the east by other lands of Donaldson Center, on the south and southeast by the western right-of-way line of Osage Drive, and on the south and southwest by the northern right-of-way line of Perimeter Road, and being more particularly described as follows:

BEGINNING at an iron pin on the northern right-of-way line of Perimeter Road, said pin being a common corner to the lands of AGS Food System; thence leaving said right-of-way and along the boundary of AGS Food System and along the center line of a 10-inch sanitary sewer main N. 53-05 E. 377.6' more or less to an iron pin; Thence continuing N. 29-08 W. 394.05' more or less to the center line of Southern Railroad lead track on the boundary line with the Woolworth Corporation; thence along the boundary of the Woolworth Corporation and center line of the Southern Railroad lead track N. 52-24 E. 122.65' more or less to an iron pin; thence along a new line through the lands of Donaldson Center S. 29-04 E. 361.35' more or less to an iron pin; thence continuing through the lands of Donaldson Center S. 53-56 E. 181.5' more or less to an iron pin on the western right-of-way line of Osage Drive; thence along the western right-of-way of Osage Drive S. 41-30 W. 496.6' more or less to an iron pin on the northern right-of-way of Perimeter Road; thence along the northern right-of-way of Perimeter Road N. 53-25 W. 250.05' more or less to the point of beginning, containing 3.35 acres, more or less, more fully identified on a plat as surveyed September 14, 1973 by Campbell and Claxson Surveyors, Inc. recorded at the RMC office for Greenville County in Plat Book 55 at page 51. This is a portion of the same property conveyed to the Grantors by Deed recorded in the RMC office for Greenville County in Deed Book 740 at pages 573-586. The above-described property is conveyed subject to rights-of-way for a sewer line, railroad line, and drainage, as shown on the above-referenced plat, applicable zoning laws, and Restrictions governing Donaldson Center recorded in Deed Book 875 at pages 117-122.

400.1 - 1 - 24
- 145 - OUT OF 400.1 - 1 - 1 - 3.35 AC

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, 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 grantee(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 the grantor's(s') hand(s) and seal(s) this 12 day of February 19 74
SIGNED, sealed and delivered in the presence of:

Ernie W. King
Arachy S. Neidt
Ray H. Cannon

BY: Frederick A. Bailey, III MAYOR (SEAL)
BY: James M. ... CITY MANAGER (SEAL)
BY: ... (SEAL)
BY: ... (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE ATTEST: J. Henry Chapman
CITY CLERK AND TREASURER

Personally appeared the undersigned witness and made oath that (s)he saw the (within named) grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 12 day of February 19 74
Arachy S. Neidt (SEAL)
Notary Public for South Carolina
My commission expires: 10-18-77

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs, successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this _____ day of _____ 19 _____

(SEAL)

Notary Public for South Carolina.
My commission expires: _____

RECORDED this _____ day of _____ 19 _____ at _____ M., No. _____

(CONTINUED ON NEXT PAGE)

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