

GREENVILLE CO. S. C.

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TITLE TO REAL ESTATE BY A CORPORATION—Prepared by Kendrick & Stephenson, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA,  
County of GREENVILLE

OLLIE FARNSWORTH  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS That Dempsey Construction Company, Inc.

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina, for and in consideration of the

sum of One Thousand and no/100 (\$1,000.00) dollars,

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 O. Tommy Gibbs, his heirs and assigns forever:

All that certain piece, parcel or lot of land, lying and being on the westerly side of Michael Drive, near the City of Greenville, S. C. and being designated as Lot No. 2 on the plat of Michael Park, as recorded in the RMC Office for Greenville County, S. C. in Plat Book XX, page 21, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Michael Drive, joint front corner of Lots 2 and 3 and running thence along the common line of said lots N 59-20 W 140.8 feet to an iron pin; thence N 30-46 E 90 feet to an iron pin, joint rear corner of Lots 1 and 2; thence along the common line of said lots S 51-00 E 111.6 feet to an iron pin on the westerly side of Michael Drive; thence along said Drive S 8-34 W 44.5 feet to an iron pin; thence continuing along said Drive S 8-30 W 36.8 feet to an iron pin, the point of beginning.

This conveyance is made subject to the following restrictions:

- 1) All exterior walls of any building erected on said lot shall be of masonry construction, except walls fronting on Michael Drive, which walls are to be veneered with brick;
- 2) Roof is to be of built-up and flat type; and
- 3) No wood is to show on outside walls, except wood trim.

This conveyance is also made subject to existing easements and rights of way affecting said lot as shown on the aforementioned plat.

GRANTEE TO PAY 1964 TAXES.



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, his ~~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 his ~~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, Ray T. Dempsey, President and Helen A. Dempsey, Secretary on this the 15th day of January in the year of our Lord one thousand, nine hundred and Sixty-Four.

DEMPSEY CONSTRUCTION COMPANY, INC. (L.S.)

Signed, sealed and delivered in the presence of:  
Ellida J. Middleton  
Schaefer B. Kendrick

By Ray T. Dempsey, President  
and Helen A. Dempsey, Secretary

STATE OF SOUTH CAROLINA,  
County of GREENVILLE

PERSONALLY appeared before me Ellida J. Middleton and made oath that s.he saw Ray T. Dempsey as President and Helen A. Dempsey as Secretary of Dempsey Construction Company, 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 s.he, with Schaefer B. Kendrick, witnessed the execution thereof.

SWORN to before me this 15th day of January A. D., 19 64  
Schaefer B. Kendrick (L.S.)  
Notary Public for South Carolina.

Ellida J. Middleton

160-252-1-33