

Pinecroft Dr
Greenville S.C.
Grantee's Address:

FILED
GREENVILLE CO. S.C.
DEC 23 1 43 PM '76
W.H. S. TANKERSLEY
R.H.C.

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TITLE TO REAL ESTATE—Offices of Earle, Bozeman & Co., Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Lloyd D. Auten

in consideration of -- Two Hundred and Thirteen Thousand, Two Hundred and No/100----- 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 First Hartford Realty Corporation, its successors and assigns forever:

ALL that certain piece, parcel, or tract of land containing 5.33 acres, situate, lying and being in the State of South Carolina, County of Greenville, being more fully shown on a plat entitled "Survey for First Hartford Realty Corporation", dated December 18, 1972, revised -- Church and 5.33 acre tract added February 27, 1976; revised October 21, 1976--prepared by Douglas S. Crouch, Registered Land Surveyor No. 962 S. C., and having, according to said plat, the following metes and bounds, to-wit:

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BEGINNING at a point on the northeastern side of S. C. Highway 146-- Woodruff Road--in the center of Old Roper Mountain Road and running thence with the center of Old Roper Mountain Road, N. 5-36 E. 499 feet to a point, thence continuing N. 5-36 E. 193.6 feet to a point on the southwestern side of Interstate Highway I-385, running thence with the southwestern side of said highway S. 64-53 E. 410.65 feet to a point at the corner of tract "B", running thence with the line of tract "B", S. 14-57 E. 678.2 feet to a point on the northeastern side of S. C. Highway 146--Woodruff Road--and running thence with the northeastern side of said road N. 59-59 W. 127.05 feet and N. 63-27 W. 172.5 feet to the beginning point; this being the same property conveyed to the Grantor by J. Milton Smeak and T. V. Howie as Executors of the Dora T. Ballinger Estate by deed dated June 1, 1971, recorded in the R. M. C. Office for Greenville County in Deed Volume 916 at Page 539. -190-547.2-1-25.6

This conveyance is made subject to any restrictions, reservations, zoning ordinances, or easements that may appear of record on the recorded (OVER) 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(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators 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.

WITNESS the grantor's(s) hand(s) and seal(s) this 21st day of December 19 1976

SIGNED, sealed and delivered in the presence of:

Patrick W. Grayson
Vickie R. Wilkerson

Lloyd D. Auten (SEAL)
Lloyd D. Auten

SOUTH CAROLINA
DOCUMENTARY STAMP TAX
427.00
PR 11218

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 21st day of December 1976

Patrick W. Grayson (SEAL)
Notary Public for South Carolina
My Commission Expires: 12-19-76

Vickie R. Wilkerson

STATE OF SOUTH CAROLINA
COUNTY OF

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 or 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 21st day of December 1976
[Signature] (SEAL)
Notary Public for South Carolina
My Commission Expires: 12-16-1980
RECORDED this 21st day of December 1976

Lloyd D. Auten

GREENVILLE COUNTY
DOCUMENTARY STAMP TAX
234.85
PR 11218

(CONTINUED ON NEXT PAGE) -47.2-1-25.6

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