

TITLE TO REAL ESTATE - CORPORATION FORM John M. Dillard, P.A., Greenville, S.C.

Vol 1051 Page 309

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

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DOAN'S STAMENSLER
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Star Enterprises, Inc. 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 Fifty Thousand and no/100ths ----- (\$50,000.00) ----- 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 Julian M. Smith, Jr. and J. David Smith, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, State of South Carolina, on the east side of Winterberry Court and being a portion of Parcel "G" shown on plat of property of Star Enterprises, Inc., Star Theatres, Inc. and Eight Associates, Inc. prepared by John E. Woods, Registered Land Surveyor, dated March 25, 1971, recorded in the Office of the R.M.C. for Greenville County in Plat Book 4-J at page 35, and having according to a more recent survey thereof made by Farmer and Simpson, Engineers, dated February 10, 1977, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Winterberry Court at the corner of Parcel "F" owned by the Grantor and running thence along the line of said parcel, N. 81-42 E., 150 feet to a point; thence turning and running N. 6-50 W., 93.6 feet to a point on the line of property now or formerly owned by D. & W Manufacturing Company; thence turning and running along the line of said property, S. 83-10 E., 150 feet, more or less, to an iron pin on the eastern side of Winterberry Court; thence turning and running along the eastern of Winterberry Court, S. 6-50 E., 97.4 feet to the beginning point.

ALSO: The right to use all driveways, easements and parking areas in common with others as set forth under the terms of that certain Agreement between Star Enterprises, Inc. and others by an Agreement recorded in the RMC Office for Greenville County, S. C., in Deed Book 913, page 328, as amended by an Agreement recorded in Deed Book 945, page 249, and in Deed Book 949, page 470.

-599-269-1-11.17
OUT OF 269-1-11.3

The above described property is subject to a storm drain easement shown on the plat herein-above referred to.

Being a portion of the property conveyed to the Grantor by Eight Associates, Inc., by deed recorded June 7, 1972 in Deed Book 945, page 608 in the RMC Office for Greenville County, S. C.

As a part of the consideration for this deed, the Grantees agree that any plans for construction of any building on the property herein conveyed shall be submitted to the Grantor before construction and Grantor shall have the right of approving said building plans, but a violation of this covenant shall not be construed as effecting a forfeiture or reversion of title.

(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 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 of 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 15th, day of February 19 77

Signed, sealed and delivered in the presence of:
John M. Dillard
Nancy K. Brewer

STAR ENTERPRISES, INC. (SEAL)
(A Corporation)
By: *[Signature]* President
and *[Signature]* Assistant 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 15th, day of February 19 77
[Signature] (SEAL)
Notary Public for South Carolina.
My commission expires

Nancy K. Brewer

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

(CONTINUED ON NEXT PAGE) 1-2 269-1-11.8

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