

TITLE TO REAL ESTATE - Offices of Potzman & Crayton, Attorneys at Law, Greenville, S. C.

1072 - 02

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that J. A. Bolen, as Trustee for James W. Vaughn and J. A. Bolen and College Properties, Inc., trading as Batesville Property Associates, II, a joint venture

in consideration of Fifty Six Thousand, Nine Hundred Fifty and No/100 (\$56,950.00)-----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 C. Scott Crosby and Catherine H. Crosby, their heirs and assigns forever:

ALL that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 125 according to a revised plat of Canebrake I prepared by Enwright Associates, Engineers-Surveyors, being recorded in the EMC Office for Greenville County in Plat Book 5P at Page 28 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Kings Mountain Drive, joint front corner of Lots 124 and 125 and running thence with the joint line of said lots N. 42-30 W. 162.43 feet to an iron pin in the rear line of Lot 119; thence with the rear line of lot 119 S. 50-00 W. 65 feet to an iron pin, joint rear corner of Lots 125 and 126; and running thence with the joint line of said lots S. 35-30 E. 164.5 feet to an iron pin on the northwestern side of Kings Mountain Drive; thence with Kings Mountain Drive in a northeasterly direction, an arc distance of 85.03 feet to the point of BEGINNING (the radius being 998.63 feet).

This being the same property conveyed to the Grantor by deed of J. A. Bolen as Trustee for James W. Vaughn and J. A. Bolen and College Properties, Inc. trading as Batesville Property Associates, a Joint Venture dated May 12, 1977 and recorded May 16, 1977 in Deed Book 1056 at Page 663 and re-recorded November 18, 1977 in Deed Book 1068 at Page 655.

- 125 - 524.4 - 125

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s), or on the premises.

The grantor(s) warrant and hold all and singular the premises hereinafter mentioned and appurtenances to said premises belonging or in any wise incident or appertaining to the same 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) does 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 hand and seal this 16th day of January 1978

SIGNED sealed and delivered in the presence of

Richard D. Gresham

Richard D. Gresham

J. A. Bolen (SEAL)
J. A. Bolen as Trustee for James W. Vaughn
and J. A. Bolen (SEAL)
COLLEGE PROPERTIES, INC.
BY: *W. H. Gaudt* (SEAL)
AND: *W. H. Gaudt* (SEAL)
TRADING AS BATESVILLE PROPERTY ASSOCIATES, II

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

I, the undersigned, personally appeared the undersigned witness and made oath that (s/he saw the within named grantor(s) execute and deliver the within written deed and that (s/he, with the other witness subscribed above witnessed the execution thereof.

WITNESS my hand and seal this 16th day of January 1978.

Richard D. Gresham (SEAL)
Notary Public for South Carolina
My Commission Expires: 2/14/83

Richard D. Gresham

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 (s/he) did this day appear before me, and each, upon being privately and separately examined by me, do hereby certify 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

Notary Public
My Commission Expires

RECORDED JAN 17 1978

At 2:58 P.M.

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