

111 Wood Hgts. Ave.  
Greenville, S.C. 29667  
TITHE TO REAL ESTATE BY A CORPORATION - Cheros and Patterson, Attorneys at Law, Greenville S.C.

1982-401

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that James Kalatges Inc.  
A 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 Sixty Five Thousand and  
no/100----- 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 Ronald A. Phelps and Alicia K. Phelps, their heirs and assigns, forever:

All that certain piece, parcel or lot of land lying in the State of South Carolina, County  
of Greenville, City of Greenville, on the southeastern side of Wade Hampton Boulevard,  
U. S. Highway No. 29, and having the following metes and bounds:

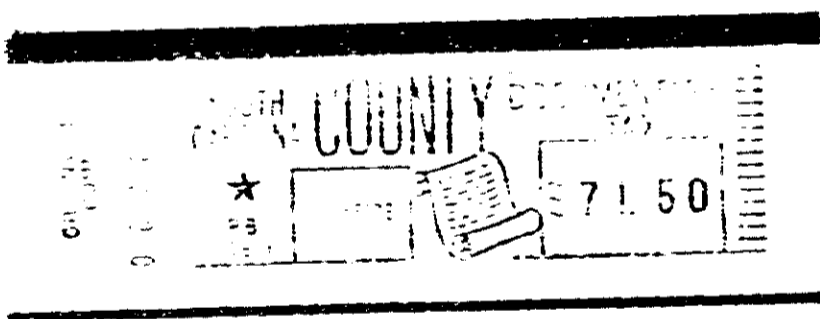
Beginning at an iron pin on the southeastern side of Wade Hampton Boulevard, at the  
joint front corner of this lot and property now or formerly of Timmons and Patrick and  
running thence N. 52-30 E. 46 feet to a point at the joint front corner of this lot and  
property owned now or formerly by Greenville Auto Sales, Inc.; thence S. 37-34 E. 329 feet  
to a point at the joint rear corner of this property and Greenville Auto Sales, Inc. property;  
thence S. 83-45 W. 53.82 feet to a point; thence N. 37-34 W. 301.1 feet to a point on  
the southeastern side of Wade Hampton Boulevard, the point of beginning.

Being the same property conveyed by Wm. R. Timmons, Jr. and W. T. Patrick by deed  
recorded January 2, 1968 in Deed Book 835 at page 515.

The above conveyance is subject to all rights of way, easements and protective  
covenants affecting same appearing upon the public records of Greenville County.

-- 515 - 137.2 - 2 - 64.1

130.00



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 or any part thereof.

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 30th day of June 19 78.

SIGNED, sealed and delivered in the presence of:

JAMES KALATGES, INC. (SEAL)

A Corporation

By:

President

Secretary

Margaret M. Avery  
Alicia K. Phelps

(Pet.) James Kalatges

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 30th day of June 19 78.

Alicia K. Phelps (SEAL)  
Notary Public for South Carolina.

Margaret M. Avery

My commission expires: 4/7/79

RECORDED this day of JUL 5 1978, at 10:55 A. M., No. 221

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