

TITLE TO REAL ESTATE BY A CORPORATION

114 Sandhurst Drive  
Brentwood S/D  
Simpsonville, S. C. 29681

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S. C.

VOL 1116 PAGE 170

KNOW ALL MEN BY THESE PRESENTS, that

A Corporation chartered under the laws of the State of South Carolina, in consideration of Twenty thousand five hundred eighty-five and 88/100 (\$20,585.88) and assumption of mortgage, as set out below the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto WAYNE W. WARNER and PAULINE T. WARNER, their heirs and assigns:

ALL that certain piece, parcel, or lot of land, situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 105 on a Plat of Section III, BRENTWOOD, recorded in the RMC Office for Greenville County in Plat Book 5-D, at Page 42, and having, according to a more recent survey by Freeland & Associates, dated November 15, 1979, the following metes and bounds:

BEGINNING at an iron pin on the western side of Sandhurst Drive, joint front corner of Lots 105 and 106, and running thence with the common line of said Lots, S 62-24 W, 150.0 feet to an iron pin; thence with the common line of Lots 91 and 105, N 36-17 W, 78.0 feet to an iron pin, joint rear corner of Lots 104 and 105; thence with the common line of said Lots, N 53-59 E, 148.9 feet to an iron pin on the western side of Sandhurst Drive; thence with Sandhurst Drive, S 35-57 E, 100.0 feet to an iron pin, the point of beginning. (18) 899-319.2-1-33

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above property.

This is the same property conveyed to the Grantor herein by deed of Rackley Builder-Developer, Inc., recorded February 17, 1978, in Deed Book 1073, at Page 820.

As a part of the consideration herein, the Grantees assume and agree to pay that certain mortgage in favor of Fidelity Federal Savings & Loan Association in the original amount of \$35,400.00, recorded February 17, 1978, in REM Book 1423, at Page 538, and having a present balance due thereon of \$34,814.12.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DOCUMENTARY TAX  
\$42.00

GREENVILLE COUNTY  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
NOV 21 1979  
PB. 10811  
23.10

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)' 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)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or 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 21 day of November 19 79 INC.  
SIGNED, sealed and delivered in the presence of.

*W. Carl Drake*  
*Ruth Drake*

ASSOCIATED BUILDERS & DEVELOPERS, INC. (SEAL)  
A Corporation  
By: *[Signature]*  
President  
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 its 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 21 day of November 19 79. *Ruth Drake*

Notary Public for South Carolina.  
My commission expires:

RECORDED NOV 21 1979 at 3:33 P.M. M., No. 17236

GCTO  
NOV 21 1979  
999  
4-0001

0170

4328 RV-23

319.1, 2