

Title to Real Estate by a Corporation - Prepared by Hinson, Traxler & Hamer, Attorneys, Greenville, S. C.

STATE OF SOUTH CAROLINA,

County of Greenville

KNOW ALL MEN BY THESE PRESENTS That LAKE FOREST, INC.

a corporation chartered under the laws of the State of South Carolina

and having its principal place of business at Greenville

in the State of South Carolina

sum of THREE THOUSAND, TWO HUNDRED FIFTY AND NO/100 (\$3,250.00) -----

dollars.

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto --

WILLIAM BERKLEY, his heirs and assigns:

All that piece, parcel or lot of land, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 96, Section I, Lake Forest, plat of which is recorded in Plat Book "GG", page 17; and also the lot of land adjoining Lot 96 on the westerly side thereof, and having, according to a plat of a portion of Lake Forest, Inc., made by Piedmont Engineering Service June 26, 1954, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "P", page 103, the following metes and bounds, to-wit:

BEGINNING at a point on the Southern side of Lake Fairfield Drive, joint front corner Lots 95 and 96, and running thence S. 33-54 W. 141.4 feet to a point where the joint rear corners of Lots 95 and 96 intersect the highwater line of Lake Fairfield; thence with the highwater line of Lake Fairfield as the line, the traverse line being N. 66-02 W. 100 feet to a point where the Western side line of Lot 96 intersects the highwater line of Lake Fairfield; thence with the creek as the line, the traverse line being N. 0-38 W. 152.9 feet to a point; thence continuing with the creek as the line N. 45-13 W. 177.1 feet to a 12-foot drainage easement; thence along the said 12-foot drainage easement N. 58-43 E. 51.5 feet to an iron pin on Lake Fairfield Drive; thence along Lake Fairfield Drive as follows: S. 34-15 E. 61.4 feet; S. 39-33 E. 62.3 feet; S. 56-06 E. 106.4 feet and S. 56-06 E. 124.2 feet to an iron pin, the point of beginning.

The above-described property is conveyed subject to recorded and existing building restrictions, easements and rights of way.

The herein named grantee is to pay the 1956 taxes on the above-described property.



Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the grantee(s) hereinabove named, and his successors, heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and his successors, heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, Samuel W. Craech, President, and Les E. Dellinger, Sec.-Treas.,

on this the 6th day of December in the year of our Lord one thousand, nine hundred and fifty-six.

Signed, sealed and delivered in the presence of:

Juanita B. Cleland
Edward Ryan Hamer

LAKE FOREST, INC., (L.S.)

By [Signature] President
and [Signature] Secretary

STATE OF SOUTH CAROLINA,

County of Greenville

PERSONALLY appeared before me Juanita B. Cleland and made oath that she saw Samuel W. Craech as President and Les E. Dellinger as Secretary-Treasurer of Lake Forest, Inc.,

a corporation chartered under the laws of the state of South Carolina sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that he, with

Edward Ryan Hamer, witnessed the execution thereof.

SWORN to before me this 6th day of December A. D., 1956

Edward Ryan Hamer (S.) Notary Public for South Carolina.

Juanita B. Cleland

277-2-1.2498

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