

TITLE TO REAL ESTATE BY A CORPORATION - ^{MAA 77} Foster, Ashmore & Brissey, Attorneys at Law, Greenville, S. C.

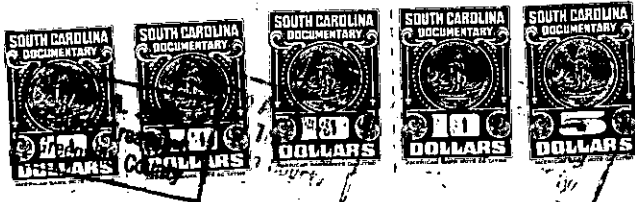
STATE OF SOUTH CAROLINA } OLLIE FARNSWORTH
COUNTY OF GREENVILLE } R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that CLASSIC HOMES, 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 Twenty-Two Thousand One Hundred Fifty and No/100 (\$22,150.00)----- 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 JOHN R. GARRATT and ROSE MARIE GARRATT, their Heirs and Assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being in the City of Mauldin, County of Greenville, State of South Carolina at the southern corner of the intersection of Montclair Road and Belford Road and being known and designated as Lot No. 43, Montclair Subdivision, Section III, plat of which is recorded in the RMC Office for Greenville County in Plat Book WW, Page 57 and having according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the southwestern side of Belford Road, joint front corner of Lots 43 and 44, and running thence along the common line of said lots S 45-25 W 175 feet to an iron pin; thence N 44-27 W 75 feet to an iron pin on the southeastern side of Montclair Road; thence with the southeastern side of said Road N 29-18 E 157.3 feet to an iron pin; thence with the curve of the intersection of Montclair Road and Belford Road, the chord of which is N 82-26 E 30.1 feet, to an iron pin; thence with the southwestern side of Belford Road S 44-27 E 100.7 feet to an iron pin, the point of beginning.

Said conveyance is made subject to the restrictions, easements and rights of way of record affecting said property.



Greenville County
Stamps
Paid \$ 24.75
Act No. 380 Sec. 1

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 against the grantor and its successors and against every person whosoever 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 19th day of February 1970.

SIGNED, sealed and delivered in the presence of:
Frances R. Leitke
Linda M. Bean

CLASSIC HOMES, 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 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 19th day of February 1970.
Linda M. Bean (SEAL)
Notary Public for South Carolina.

Frances R. Leitke

My commission expires: 8-4-79
RECORDED this 20th day of February 1970, at 4:16 P. M., No #10489

299-290-1-63