

FILED

TITLE TO REAL ESTATE BY A CORPORATION FILED 100 Hayworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

VOL 898 PAGE 132

STATE OF SOUTH CAROLINA,

County of GREENVILLE

SEP 11 10 51 AM '70
DOLLIE PARSONS
R.M.C.

KNOW ALL MEN BY THESE PRESENTS That The Peoples National Bank of Greenville, S. C., as Agent for Furman University, a banking association organized and existing under the laws of the United States of America

~~to the State of~~

, for and in consideration of the

sum of Six Thousand One Hundred and No/100ths (\$6,100.00)----- 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 **SETH W. SCRUGGS and BOBBIE H. SCRUGGS:**

All that certain piece, parcel or lot of land situate, lying and being on the Southeastern side of Kensington Road in Paris Mountain Township, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 9 of a subdivision known as Stratford Forest, and having according to a plat of said subdivision prepared by Piedmont Engineering Service, dated February 24, 1957, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book KK at page 89, the following metes and bounds:

BEGINNING at an iron pin on the Southeastern side of Kensington Road at the joint front corner of Lots Nos. 8 and 9, and running thence with the line of Lot No. 8 S. 59-55 E. 211.5 feet to an iron pin; thence N. 33-38 E. 261.55 feet to an iron pin at the joint rear corner of Lots Nos. 9 and 10; thence with the line of Lot No. 10 N. 64-54 W. 252.8 feet to an iron pin on the Southeastern side of Kensington Road; thence with the Southeastern side of Kensington Road S. 24-21 W. 240 feet to the point of beginning.

This conveyance is made subject to "Protective Covenants Applicable to Stratford Forest" recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 578 at page 1 and to drainage and utility easements, if any, affecting said lot.

This is a portion of the property conveyed to the grantor herein by deed of Furman University, dated November 13, 1956, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 567 at page 397.



2.15

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, their 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 their 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,

on this the seventy day of August and in the one hundred and ninety-fifth year of the Sovereignty and Independence of the United States of America.

in the year of our Lord one thousand, nine hundred and ninety-fifth year of the The Peoples National Bank of Greenville, S.C., as Agent for Furman University, S.C.,

Signed, sealed and delivered in the presence of:

Shirley M. Burns
Sarah L. Campell

By James L. Hoyt
Chairman of the Board
and Wilbur Y. Bridgers
Senior Trust Officer

STATE OF SOUTH CAROLINA }
County of GREENVILLE }

PERSONALLY appeared before me Shirley M. Burns and made oath that ^she saw James L. Hoyt as Chairman of the Board and Wilbur Y. Bridgers as Senior Trust Officer of The Peoples National Bank of Greenville, S. C.,

as Agent for Furman University, a banking association organized and existing under the laws of the United States of America

sign, seal with its corporate seal and as the act and deed of said association deliver the within written deed, and that ^she, with Sarah L. Campell, witnessed the execution thereof.

SWORN to before me this 17th day of August A. D., 19 70.
Sarah L. Campell (L.S.)
Notary Public for South Carolina.
My commission expires: 8/19/79

Shirley M. Burns

Recorded September 11, 1970 At 10:51 A.M. # 6067

B/C 473-11