

TITLE TO REAL ESTATE BY A CORPORATION  
STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S. C.  
APR 7 4 33 PM '76  
DONNIE S. TANKERSLEY  
R.M.C.

WGL 1034 PAGE 346

KNOW ALL MEN BY THESE PRESENTS, that Tri-Co Investments, Inc.  
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at  
, State of South Carolina, in consideration of  
-----Ten and 00/100 (\$10.00)----- 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 Barry L. Hipps, his heirs and assigns:

ALL that piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, being triangular in shape and being shown and designated as the northern portion of Lot No. 3 on a plat of Wemberly Way, Section 1, prepared by Campbell & Clarkson, Surveyors, Inc., dated June 17, 1974, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-R, at Page 88, and having the following metes and bounds, to wit:

BEGINNING at an iron pin in the eastern edge of Wemberly Lane, joint front corner of Lots 2 and 3 and running thence along the joint line of said lots, S. 74-48 E., 155.7 feet to an iron pin; thence turning and running in a westerly direction approximately 150 feet to a point in the eastern edge of Wemberly Lane; thence turning and running along the eastern edge of Wemberly Lane, N. 9-32 E., 16.9 feet to an iron pin, the point of beginning.

This is a portion of that property conveyed to grantor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 994, Page 787.

This conveyance is subject to Restrictive Covenants of record, set-back lines, road or passageway rights-of-way, easements and zoning ordinances, if any, affecting the above described property.

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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.

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 6<sup>th</sup> day of April 1976.

SIGNED, sealed and delivered in the presence of:

James D. Phillips  
Barry L. Hipps

Tri-Co Investments, Inc. (SEAL)  
A Corporation  
By: Alfred Vaughn  
President L. Alfred Vaughn  
Gerald W. Hamilton  
Secretary Gerald W. Hamilton

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 6<sup>th</sup> day of April 1976.

James D. Phillips (SEAL)  
Notary Public for South Carolina.

James D. Phillips

My commission expires: 2/28/83

RECORDED this \_\_\_\_\_ day of APR 7 1976 19, at 4:33 P. M., No. 25788

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