

LEATHERWOOD, WALKER, TODD & MANN

9 Cason Street, Taylors, S.C. 29687

TITLE TO REAL ESTATE--Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S.C.

VOL 1064 PAGE 635

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

SEP 12 2 19 1977

KNOW ALL MEN BY THESE PRESENTS, that CHESTNUT PROPERTIES, a partnership organized and existing under the laws of the State of South Carolina and having a principal place of business at 213 Alpine Way, Greenville, Greenville County

in consideration of Forty-nine Thousand Five Hundred and no/100 (\$49,500.00)-----Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

EVERETT L. BAKER, JR. and C. R. YEARGIN, co-partners doing business as J & R Enterprises, their heirs, successors and assigns forever

657.2 - 1-9-1

- 355 - out of 657.2 - 1-9

ALL that certain piece, parcel or tract of land containing 91.035 acres, situate, lying and being in the County of Greenville, State of South Carolina to the northwest of S. C. Highway No. 11, being a portion of a larger tract of land shown on a plat entitled "Property of The Shore Comp." by J. C. Hill dated August 28, 1959, recorded in plat book SSS, page 538 and having the following metes and bounds according to a plat prepared for C. R. Yeargin and Everett L. Baker, Jr. by Arbor Engineering:

To reach the Point of Beginning, commence at a nail and a cap in the center of Highway No. 11 at the joint corner of property formerly owned by Stewart and property now owned by the grantor herein and shown on the above-referred to plat recorded in plat book SSS, page 538, Greenville County R.M.C. Office and running thence N. 15-25 W. 905 feet to a point; thence N. 08-05 W. 1,691 feet to the Point of Beginning; thence from said Point of Beginning running S. 61-26-52 W. 977.69 feet to a point; thence N. 53-15-00 W. 2,742.00 feet to a point; thence N. 40-10-00 E. 1,320.00 feet to a point; thence S. 53-15-00 E. 3,293.00 feet to a point; thence S. 64-00-00 W. 483.00 feet to the Point of Beginning and being a portion of the property conveyed to the grantor herein by deed of Wiley and Associates, recorded July 12, 1963 in deed book 978, page 892, Greenville County R.M.C. Office.

ALSO: An easement for ingress and egress 25 feet in width extending from the above described property to S. C. Highway No. 11 across the remaining property of the grantor, the exact location of said easement to be selected and determined by the grantor, Everett L. Baker, Jr. and C. R. Yeargin by mutual agreement.

The conveyance is made subject to the lien of an existing mortgage given by Wiley and Associates to Southern Bank and Trust Co. dated July 11, 1972 in the original principal sum of \$30,000.00, recorded July 11, 1972 in mortgage book 1240, page 443, Greenville County R.M.C. Office.

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(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators 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.

WITNESS the grantor's(s) hand(s) and seal(s) this 12 day of September, 1977.

SIGNED, sealed and delivered in the presence of:

CHESTNUT PROPERTIES, a partnership (SEAL)

*[Signature]*

Thomas A. Haupp, Jr. Partner (SEAL)

Arnold J. Fine Partner (SEAL)

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's (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 12 day of September 1977.

Notary Public for South Carolina  
My commission expires: 2-21-77

STATE OF SOUTH CAROLINA  
COUNTY OF

RENUNC

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of , 19

Notary Public for South Carolina  
My commission expires

RECORDED this day of SEP 12 1977

At 2:18 P.M.

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