

✓ TITLE TO REAL ESTATE BY A CORPORATION—Love, Thornton, Arnold & Thomason, 410 E. Washington St., Greenville, S. C.

No title examination

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

GREENVILLE CO. S. C.

Grantee(s) Address:

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DONNIE S. TANKERSLEY  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Threatt Enterprises, 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 Thirteen thousand and no/100ths-----(\$13,000.00)----- 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 Phillip J. Smith, his heirs and assigns forever:

All that piece, parcel or lot of land in Greenville County, State of South Carolina, being shown and designated as a tract containing 1.16 acres on Shady Lane, according to plat entitled "Property of T. C. Threatt" made by Freeland and Associates, dated June 14, 1977 and recorded in the RMC Office for Greenville County in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_. According to said plat, the property is more fully described as follows:

Beginning at a nail and cap in the center of Shady Lane, which point is 218 feet to Hudson Road and running thence S 47-26 E 254.13 feet to an iron pin at the corner of property now or formerly owned by Smith; thence with joint line of Smith property, N 34-03 W 218.3 feet to an iron pin at the corner of property now or formerly of Morris Cunningham; thence with Cunningham line, N 55-58 E 257.3 feet to a nail and cap in the center of Shady Lane; thence with the center of Shady Lane, S 32-09 E 180.68 feet to the point of beginning.

This property is conveyed subject to any and all easements, rights of way, reservations and restrictive covenants and zoning ordinances that may appear of record or on the ground.

This being a portion of the property conveyed by Lucy Mitchell Cunningham to McCall-Threatt Enterprises by deed dated September 9, 1968 and recorded September 17, 1968 in the RMC Office for Greenville County in Deed Book 852 at Page 388. McCall-Threatt Enterprises later changed its name to Greenville Development Corporation as appears in Deed Book 890 at Page 251, and Greenville Development Corporation was merged into Threatt Enterprises, Inc., September 1, 1977.

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 13th day of March 1978.

SIGNED, sealed and delivered in the presence of:

THREATT ENTERPRISES, INC. (SEAL)

A Corporation

By:

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 13th day of March 1978.

Notary Public for South Carolina. (SEAL)

My commission expires: 8-4-79

RECORDED this day of MAR 13 1978 at 4:17 P. M., No. 26733

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