

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

FILED
GREENVILLE CO. S. C.

106 Pecan Hill Drive
Simpsonville, S.C. 29681
VOL 1075 PAGE 644

APR 6 10 49 AM '78

DONNIE S. TANKERSLEY

KNOW ALL MEN BY THESE PRESENTS, that BOB G. SEXTON & CO., INC.

A Corporation chartered under the laws of the State of SOUTH CAROLINA and having a principal place of business at
PIEDMONT, State of SOUTH CAROLINA, in consideration of FIFTY THOUSAND, NINE HUNDRED
AND 00/100 (\$50,900.00) and assumption of mortgage as hereinafter stated 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 LILLIAN G. GUNTER HER HEIRS AND ASSIGNS FOREVER:

ALL that piece, parcel or lot of land situate, lying and being on the southwestern side of Pecan Hill Drive in Austin Township, Greenville County, South Carolina being shown and designated as Lot #2 on a plat of Holly Tree Plantation, Phase #2, Section #2 made by Piedmont Engineers and Architects, dated 1/10/74, recorded in the RMC office of Greenville County, S.C. in plat book 59, page 47 reference to which is craved for metes and bounds thereof.

This is the identical property conveyed to the Grantor by deed of Holly Tree Plantation, a Limited Partnership in deed book 1033 on page 214 recorded in the Office of the RMC for Greenville County March 17, 1976 — 115-542.7 — 1-?

This conveyance is made subject to any restrictions, reservations, zoning ordinances, or easements that may appear of record, on the recorded plat(s), or on the premises.

It is understood and agreed that as part of the consideration, the grantee herein assumes and agrees to pay the balance of that certain mortgage held by United Federal Savings and Loan Association recorded in mortgage book 1362 on page 571 on March 17, 1976 in the RMC office for Greenville County in the original amount of \$44,400.00 and having a current balance of \$7,000.00.

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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 3rd day of April 19 78 .

SIGNED, sealed and delivered in the presence of:

Bob G. Sexton
Donnie S. Tankersley

BOB G. SEXTON & CO., INC. (SEAL)

A Corporation
By: *Bob G. Sexton*
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 3rd day of April 19 78 .

Donnie S. Tankersley (SEAL)
Notary Public for South Carolina.

My commission expires: 2/28/83

RECORDED this day of APR 6 1978 at 10:49 A. M., No. 29188

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