

TITLE TO REAL ESTATE—Prepared by Wilkins & Wilkins, Attorneys at Law, Greenville, S. C.

VOL 1093 PAGE 841

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, DANIEL SHAGER

in consideration of One Hundred eighty-five thousand (\$185,000.00)----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto AHMAD FAKHR & REZA FAKHR, their heirs and assigns:

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 59 acres, more or less, and having according to a plat prepared by Enwright Associates for Daniel Shager, said plat being recorded in the Office of the RMC for Greenville County in plat book 46 page 117, the following metes and bounds, to-wit:

Beginning at a nail in a bottle top in the center of Batson Road, and running thence with the center of Batson Road N. 80-56 E. 127.6 feet to a point; thence continuing with the center of Batson Road N. 87-43 E. 122 feet to a point; thence continuing with the center of Batson Road S. 88-45 E. 527.8 feet to a point; thence continuing with Batson Road S. 86-24 E. 248 feet; thence continuing with Batson Road S. 82-21 E. 116 feet; thence continuing with Batson Road S. 77-24 E. 233.6 feet to a nail in a bottle top; thence turning and running S. 14-08 W. 496.27 feet to an iron pin; thence turning and running S. 50-20 E. 1064.5 feet more or less, to the center of Grassy Branch; thence following up the center of Grassy Branch, the traverse line of which is the following courses and distances, to-wit: S. 49-40 W. 325.3 feet; thence S. 28-27 W. 455 feet; thence S. 84-19 W. 500 feet; thence S. 85-51 W. 214.9 feet; thence N. 89-44 W. 266.4 feet to a point; thence turning and running from said creek N. 3-51 E. 124.9 feet to a point; thence turning and running N. 49-54 W. 535.7 feet to an iron pin; thence turning and running N. 8-43 W. 1448.5 feet to a bottle top in the center of Batson Road, being the point of beginning.

This is the same property conveyed to grantor by Camille M. McAlister & Jessie M. Kirby by deed dated 12/31/70 recorded 1/11/71 in deed vol. 906 page 142 of the RMC Office for Greenville County, S. C., and is conveyed subject to any restrictions, set-back lines, roadways, easements and rights-of-way, if any, appearing of record, on the premises, or on the recorded plat, which affect the property hereinabove described.

GRANTEE's address:

33 Woodland Road
Chestnut Hill, Massachusetts 02167

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 15 day of

December, 1978

SIGNED, sealed and delivered in the presence of:

Daniel Shager (SEAL)
Daniel Shager

Beverly Hooper
Beverly Hooper

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
DOCUMENTARY TAX STAMP 370.00
DEC 15 1978
PB 11218

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 15 day of December 19 78

Beverly Hooper (SEAL)
Notary Public for South Carolina
My commission expires: 12/5/79.

Sophie Shager
Sophie Shager

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

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 15 day of December 19 78

Sophie Shager (SEAL)
Notary Public for South Carolina
My commission expires: Oct. 19, 1980.

Sophie Shager
Sophie Shager

RECORDED this day of DEC 15 1978 at

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
370.00
DEC 15 1978
PB 10811

RECORDED AT 3:12 P.M.

0844

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