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TITLE TO REAL ESTATE BY A CORPORATION - Cheros & Partners, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
FEB 12 2 25 PM '80
HARRIS
H.C.

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KNOW ALL MEN BY THESE PRESENTS, that Edward H. Hembree Builders, 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 Sixteen Thousand and
no/100----- 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 Roy Boggs and Martha B. Boggs, their heirs and assigns,
forever:

All that piece, parcel or lot of land lying in the State of
South Carolina, County of Greenville, shown as Lot 31 on plat
of OAKFERN, SECTION TWO, recorded in Plat Book 6 H at page 53
and having such courses and distances as will appear by reference
to said plat.

(16)-299-291-1-80

Being a portion of the property conveyed by Thomas C. Threatt by deed
recorded in Deed Book 1001 at page 630 on June 21, 1974 and by
C. C. Davis and Frances S. Davis by deed recorded March 30, 1973
in Deed Book 971 at page 467.

The above conveyance is subject to all rights of way, easements
and protective covenants affecting same appearing upon the public
records of Greenville County.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY TAX

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
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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 6th day of February 1980 .

SIGNED, sealed and delivered in the presence of:

John G. Cheros
Robert B. ...

EDWARD H. HEMBREE BUILDERS, INC. (SEAL)
A Corporation
By: *Edward H. Hembree*
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 6th day of February 19 80

Robert B. ... (SEAL)
Notary Public for South Carolina.

My commission expires: 3/26/89

John G. Cheros

RECORDED this FEB 12 1980 day of February 19 80, at 2:25 P. M., No. 21118.

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