

TITLE TO REAL ESTATE

ACKER, ACKER, FLOYD & WELMAKER, ATTORNEYS-AT-LAW, PICKENS, S. C. 29671

STATE OF SOUTH CAROLINA

GREENVILLE

COUNTY

OFFICE OF THE CLERK OF COURT

GREENVILLE, S. C.

11:40 PM '81

PH '81

Know All Men By These Presents:

That Carolina Investors, Inc.

in the State aforesaid,  
DOLLARS,

in consideration of the sum of Twenty Four Thousand Nine Hundred and No/100-----  
Paid by: James C. Janison and Beth Ann Janison, 11 Phoenix Avenue, Greenville, SC 29605  
to the grantor(s) in hand paid of and before the sealing of these presents by the grantees (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said James C. Janison and Beth Ann Janison, their heirs and assigns forever:

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Greenville, on the eastern side of Phoenix Avenue, and being shown and designated as Lot No. 5 on plat recorded in Plat Book 2, page 131 in the F&M Office for Greenville County, S. C., and more fully shown on plat of Dalton & Neves Co., Engineers, dated December 22, 1980, reference to which is hereby made for a more complete and accurate description, and according to said plat, being thereon more fully described as follows, to-wit:

BEGINNING at a point on Phoenix Avenue, which point is common corner of Lot Nos. 4 and 5; thence along Phoenix Avenue S28-03E 63 feet to a point, common corner of Lot Nos. 5 and 6; thence leaving Avenue and running along common line of Lot Nos. 5 and 6 N61-57E 160 feet to an iron pin; thence along common line of Lot Nos. 5 and 7 N28-03W 63 feet; thence along common line of Lot Nos. 4 and 5 S61-57W 160 feet to the point of BEGINNING, and being bounded on the northwest by Lot No. 4; bounded on the northeast by Lot No. 7; bounded on the southeast by Lot No. 6; and bounded on the southwest by Phoenix Avenue. — 14 - 5 - 2 - 2.3 - 3 - 18

This is the identical property conveyed to Grantor herein by deed of Frank P. McGowan, Jr., Master in Equity by deed dated February 6, 1978, recorded February 6, 1978 in Deed Volume 1073, page 264 in the office of F&M for Greenville County, South Carolina.

This property is conveyed subject to any and all existing rights-of-way for roads, utilities and other easements that may appear of record and/or on the premises, including restrictions governing this property recorded in Deed Volume 439, page 543 in the office of the Clerk of Court for Greenville County, S. C.

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