

Grantees' address: 501 Tiffany Drive, Taylors, SC 29687

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

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AUG 13 2 27 PM '76

DONNIE S. TANKERSLEY

KNOW ALL MEN BY THESE PRESENTS, that ~~A Corporation chartered~~ B F S Rentals, a partnership 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 Nineteen Thousand Nine Hundred Fifty and No/100 (\$19,950.00) 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 E. Larsen and Mary Beth W. Larsen, their heirs and assigns, forever:

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, on the Eastern corner of Tipperary Lane and Tiffany Drive, near the City of Greenville, more particularly described as the north-western portion of Lots 19 and 20 of Block B, as shown on plat of Mayfair Estates recorded in Plat Book S at Pages 72 and 73 of the RMC Office for Greenville County, and according to said plat having the following boundaries and measurements: — 271 - P15.8 - 2 - 19

On the northeast by a portion of Lot 21 of Block B, whereon it measures 75 feet, more or less; on the southeast by remaining portions of lots 19 and 20, whereon it measures 100.6 feet, more or less; on the southwest by Tiffany Drive, wherein it measures 50 feet, more or less; on the intersection of Tiffany Drive and Tipperary Lane curvature 36.8 feet; and on the northwest by Tipperary Lane, whereon it measures 75 feet, more or less.

This is the same property conveyed to the Grantor by deed of Greenville Rental Co., a limited partnership, dated February 5, 1974, recorded in Deed Book 994 at Page 152 of the RMC Office for Greenville County.

This property is conveyed subject to all easements, restrictions, zoning ordinances and rights of way of record, or on the ground, which may affect said lot.



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 12th day of August 1976.

SIGNED, sealed and delivered to the presence of:

Handwritten signatures of witnesses: Larry R. Bell and Edward H. Garrison

B F S Rentals, a partnership (SEAL)

By: *Handwritten signature of C. R. Smith*
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 12th day of August 19 76.

Handwritten signature of Edward H. Garrison (SEAL)
Notary Public for South Carolina.

Handwritten signature of Larry R. Bell

My commission expires: 1-29-81

RECORDED this day of AUG 13 1976 at 2:27 P. M., No. 1313

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