

Title to Real Estate by a Corporation - Prepared by Hinson, ~~Traylor~~ & Hamer, Attorneys, Greenville, S. C.

STATE OF SOUTH CAROLINA,
County of Greenville

FILED
GREENVILLE CO. S. C.

JAN 30 2 10 PM 1962

BRUCE SUPPLY COMPANY, INC.
South Carolina
Greenville

OLIVE F. H. MONTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS That
a corporation chartered under the laws of the State of
and having its principal place of business at
in the State of South Carolina for and in consideration of the
sum of Ten and No/100 Dollars and subject to mortgage described below,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Rufus C. Bruce, Jr. and E. F. Janquart, their heirs and assigns,

All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being located on the northeast side of S. C. Highway 291 By Pass, being a portion of the property of George E. McKinney, and having, according to a survey made by R. K. Campbell, Engineer, October 30, 1954, and an additional survey made December 9, 1960, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of S. C. Highway 291 By Pass (now North Pleasantburg Drive) at corner of property of Juanita Prine Crews; and running thence N. 11-46 E. 308.9 feet to an iron pin; thence S. 60-26 E. 92.7 feet to an iron pin; thence S. 3-50 W. 359.5 feet to an iron pin; thence N. 86-15 W. 34.7 feet to an iron pin on S. C. Highway 291 By Pass; thence N. 40-27 W. 132 feet to an iron pin, the point of beginning.

See Plat Book UU, page 143.

This is the remaining portion of the property of Bruce Supply Company on S. C. Highway 291 By Pass and being a portion of the property conveyed by deed recorded in Deeds Volume 513, page 501.

This property is subject to a mortgage given to Fidelity Federal Savings & Loan Association on which there is a balance due of \$ 6,254.58, said mortgage being recorded in Mortgages Volume 676, page 370.

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the grantee(s) hereinabove named, and successors, heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and its successors, heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, Rufus C. Bruce, Jr. and E. F. Janquart

on this the 7th day of May in the year of our Lord one thousand, nine hundred and sixty-one.

BRUCE SUPPLY COMPANY, INC.
By Rufus C. Bruce (L.S.)
President

and E. F. Janquart
Secretary

Signed, sealed and delivered in the presence of:
Marjorie A. Hill
Edward Ryan Hamer

STATE OF SOUTH CAROLINA,
County of Greenville

PERSONALLY appeared before me Marjorie A. Hill and made oath that she saw Rufus C. Bruce, Jr. as President and E. F. Janquart as Secretary of Bruce Supply Company, Inc. a corporation chartered under the laws of the state of South Carolina sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that he, with Edward Ryan Hamer, witnessed the execution thereof.

SWORN to before me this 7th day of May A. D., 1961
Edward Ryan Hamer
Notary Public for South Carolina

Marjorie A. Hill

Recorded January 30th 1962 at 2:10 P.M. No.18825

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