

TITLE TO REAL ESTATE-Offices of HILL AND JAMES, Attorneys at Law, 188 Williams St. Greenville, S. C.

Nov 9 4 51 PM 1970  
OLLIE FARNSWORTH  
R. M. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Botany Woods Building & Sales Co., 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 Fifty-four Thousand  
and No/100 (\$54,000.00) ----- 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 Arnold Bernstein and Willardean B. Bernstein, their heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being on the northern side of Regency Hills Drive near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as a portion of property of Botany Woods Building & Sales Co., Inc. by plat prepared by Carolina Engineering & Surveying Co. dated July, 1969 and revised October, 1970 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Regency Hills Drive at the joint corner of this tract and property of Phillips Petroleum Co. which point is 141.8 feet east from the curved inter-section of said drive with Pleasantburg Drive (S. C. Highway 291) and running thence with the joint line of said property N. 5-19 W., 200 feet to an iron pin in the line of property now or formerly of Vandiver & Sullivan and running thence with that line N. 83-35 E., 200 feet to an iron pin; running thence S. 5-19 E., 200 feet to an iron pin on the northern side of Regency Hills Drive; running thence with the northern side of said drive S. 83-35 W., 200 feet to an iron pin, point of beginning.

This being a portion of the property conveyed to the Grantor herein by John S. Taylor, Jr. by deed recorded in the R.M.C. Office for Greenville County in Deed Book 855 at Page 470.

This property is conveyed subject to restrictions and easements or rights of way, if any, of record.

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together with all and singular the rights, numbers, 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 November 1970.

SIGNED, sealed and delivered in the presence of:  
Botany Woods Building & Sales Co., Inc. (SEAL)  
A Corporation  
By: \_\_\_\_\_  
President John S. Taylor, Jr.  
Secretary \_\_\_\_\_

STATE OF SOUTH CAROLINA } PROBATE  
COUNTY OF GREENVILLE }  
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 November 1970.  
\_\_\_\_\_  
Notary Public for South Carolina (SEAL)  
My commission expires June 13, 1979.

RECORDED this 9th day of Nov. 1970, at 4:54 P. M., No. #11207

271- 276-3-15.9  
CUT OFF 276-3-15.9