

Nov 30 11 55 AM '70

TITLE TO REAL ESTATE—Leatherwood, Walker, Todd & Mann, Greenville, S. C.

STATE OF SOUTH CAROLINA

OLLIE FARNSWORTH  
R. M. C.

For True Consideration See Affidavit

Book 33 Page 45

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that I, EDWARD H. HEMBREE,

in consideration of Ten and No/100 (\$10.00) and other valuable consideration Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

V. H. W. GROUP, a Partnership consisting of Edward J. Van Leuven, Keith L. Halderman and David L. Weekes, its successors and assigns:

ALL that certain piece, parcel or lot of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, containing 14.38 acres on the South side of East Faris Road and on the Western side of Cleveland Street, and having the following metes and bounds according to plat entitled "Club Key East, Property of V. H. W. Group, Greenville, S.C." by Dalton & Neves Co., Engineers, dated November, 1970:

BEGINNING at an iron pin at the intersection of the Western right-of-way line of Cleveland Street and the Southern right-of-way line of East Faris Road, and running thence with the Western right-of-way line of Cleveland Street S. 27-27 E. 1,348 feet to an iron pin on the Northern bank of Reedy River; thence S. 27-27 E. 25 feet to a point in the center line of Reedy River; thence down the center line of the River to a point, the traverse lines on the top river bank being the following four courses and distances: S. 74-56 W. 83.7 feet to an iron pin; thence S. 48-04 W. 122.7 feet to an iron pin; thence S. 2-41 W. 105.6 feet to an iron pin; thence S. 7-44 E. 110.7 feet to an iron pin 6 feet from the center line of a creek; thence leaving the center of Reedy River and running up the center line of a creek to the point where the creek intersects the South right-of-way line of East Faris Road, the traverse line of which is the following ten courses and distances: S. 83-19 W. 63.4 feet to an iron pin; thence N. 32-43 W. 159 feet to an iron pin; thence N. 26-12 W. 246.4 feet to an iron pin; thence N. 43-18 W. 194.7 feet to an iron pin; thence N. 44-35 W. 460.4 feet to an iron pin; thence N. 40-39 W. 275.7 feet to an iron pin; thence N. 32-21-07 W. 135.41 feet to an iron pin in the Southern right-of-way line of East Faris Road; thence leaving the center line of said creek and running along the Southern right-of-way line of East Faris Road N. 64-47 E. 12 feet to an iron pin; thence N. 64-47 E. 418 feet to an iron pin; thence N. 62-33 E. 140 feet to an iron pin; thence continuing with the said right-of-way line of East Faris Road S. 72-26 E. 35.35 feet to the iron pin at the point of beginning; being the same property conveyed to the grantor by deed recorded in Deed Book 841, Page 353.

Subject to existing easements, restrictions and rights-of-way upon or affecting said property; also, subject to the rights of others entitled thereto in and to the continued uninterrupted flow of the creek along the Southern side of the above property.

The grantor herein makes no warranty with respect to the title to that portion of the above described property lying below the mean high water mark of Reedy River.

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(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and assigns against the grantor(s) and the grantor(s)'s heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 27th day of November 1970.

SIGNED, sealed and delivered in the presence of:

*Edward H. Hembree* (SEAL)  
*John C. ...*  
*Paul ...*  
Greenville (SEAL)  
Stamps 21395 (SEAL)  
389.00 (SEAL)

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 27th day of November 19 70.

*Paul ...* (SEAL)  
Notary Public for South Carolina.  
My commission expires 5-13-80

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did state that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantor(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 27th day of November 19 70.

*Virginia D. ...* (SEAL)  
Notary Public for South Carolina.  
My commission expires 11-27-79  
RECORDED at 11:55 A.M. #12651

519-202-374  
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