

TITLE TO REAL ESTATE BY A CORPORATION

prepared by E. Randolph Stone, Attorney at Law, 124 Broadus Avenue, Greenville, S. C.

JUN 13 11 22 AM '71
OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Carolina Land Co., Inc. same as The Carolina Land Company A Corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville, State of South Carolina, in consideration of Two Thousand Seven Hundred Fifty and No/100----- (\$2,750.00)----- 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 Donald E. Baltz, Inc., its successors and assigns forever

All that piece, parcel or lot of land situate, lying and being in the Town of Mauldin, County of Greenville, State of South Carolina, being known and designated as Lot 35 on a plat of "Addition to Knollwood Heights," dated June 2, 1966, prepared by Piedmont Engineers and Architects, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book PPP at Page 6, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point on the Northwestern edge of Knollwood Drive at a joint corner of Lots 34 and 35 and running thence along a line of Lot 34 N. 17-10 W. 116.8 feet to a point; thence along a line of Lot 36 N. 72-50 E. 165 feet to a point on the Southwestern edge of Braddock Drive; thence along the Southwestern edge of Braddock Drive S. 17-10 E. 91.65 feet to a point; thence along the edge of the Northwestern corner of the intersection of Knollwood Drive and Braddock Drive, the chord of which is S. 27-51 W. 35.3 feet, to a point on the Northwestern edge of Knollwood Drive; thence along the Northwestern edge of Knollwood Drive S. 72-51 W. 140 feet to the beginning corner and being a portion of the property conveyed by Mary D. Locke, et al. to The Carolina Land Company by deed, dated April 6, 1966, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 795 at Page 461.

This conveyance is subject to existing easements, restrictions and rights-of-way upon or affecting said property.

The Grantee is to pay the 1971 taxes.



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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 of any part of 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 officer(s), this 4th day of June 19 71
SIGNED, sealed and delivered in the presence of: Carolina Land Co., Inc., same as The Carolina Land Company (SEAL)
A Corporation

E. Randolph Stone
Jean F. Bauer

By: William M. ...
its President
and _____
and its _____

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 officer(s), sign, seal and as the grantor's act and deed execute and deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 4th day of June 19 71
E. Randolph Stone (SEAL)
Notary Public for South Carolina
My Commission expires: January 4, 1981

Jean F. Bauer