

FILED
GREENVILLE, CO. S. C.
AUG 17 4:37 PM '71
OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that S & M REAL ESTATE 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 \$5.00 and exchange of property valued at \$1,000.00 - - - - - 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 FRANK A. GROVER, His Heirs and Assigns, Forever:

ALL that piece, parcel or tract of land in the County of Greenville, State of South Carolina, being shown as Tract B containing 1.65 acres, more or less, as shown on plat made by John C. Smith, Engineer, dated July 21, 1971, said plat entitled "Tract A is to be deed to S & M Real Estate Inc., Tract B is to be deeded to Frank A. Grover", and Tract B having the following metes and bounds, to wit:

BEGINNING at an iron pin at corner of property now or formerly belonging to Collins and S & M Real Estate Inc. and running thence N. 4-06 E. 431.6 feet to an iron pin; running thence along the line of S & M Real Estate property S. 85-54 E. 191.6 feet to an iron pin at corner of Tract B and Tract A and other property of Frank A. Grover; running thence along Grover property S. 12-40 W. 371.3 feet to an iron pin; running thence S. 13-56 E. 95.9 feet to an iron pin; running thence N. 81-23 W. 26.3 feet to an iron pin; running thence N. 75-53 W. 141.9 feet to an iron pin, the beginning corner.

This property is conveyed subject to existing and recorded easements, rights of way and restrictions recorded against the same and as shown on said plat.



Greenville County
Stamps
Paid: 1.65
Act No. 380 Sec. 1

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 17th day of August 1971

SIGNED, sealed and delivered in the presence of:
Julius E. John
Jane H. Richardson

S & M REAL ESTATE CO., INC. (SEAL)
A Corporation
By: *J. H. Ditton*
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 17th day of August 19 71

Julius E. John (SEAL)
Notary Public for South Carolina.

Jane H. Richardson

My Commission Expires: July 14, 1977.

RECORDED this 17th day of August 1971, at 4:11 P. M., No. #4996

85-13 of 615.5-1-7
Out of 615.5-1-6