

FILED

GREENVILLE CO. S. C.

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TITLE TO REAL ESTATE—Prepared by Haynsworth, Perry, Bryant, Martin & Johnstone, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA,

JAN 14 1 39 PM '72

County of GREENVILLE

OLLIE FARNSWORTH

R. H. C.

KNOW ALL MEN BY THESE PRESENTS That we, CALVIN F. TEAGUE and ANNE F. TEAGUE

in the State aforesaid,

in consideration of the sum of TWENTY-ONE THOUSAND AND NO/100THS (\$21,000.00) ----- DOLLARS,

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

All that piece, parcel or lot of land situate, lying and being on the Northwestern side of Rutherford Road (Old U. S. Highway 29), near the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat prepared by Piedmont Engineers & Architects dated June 26, 1964, revised April 2, 1969, entitled S. & R. Investment Co., recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4M, at page 73, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Western edge of the right of way of Rutherford Road (Old U. S. Highway 29), at the Southeastern corner of the premises herein described and running thence with the line of other property of the grantor herein N. 44-44 W., 271.3 feet to an iron pin on the Southeastern edge of the right of way for Southern Railway; thence with the Southeastern edge of said right of way for Southern Railway S. 47-58 W. 251.4 feet to an iron pin; thence S. 49-46 E. 367.9 feet to an iron pin on the Western edge of the right of way for Rutherford Road (Old U. S. Highway 29); thence with the Western edge of said right of way N. 24-29 E. 234.1 feet to the point of beginning.

This is a portion of the property conveyed to the grantor herein, Calvin F. Teague, by deed of S. & R. Investment Company, dated September 3, 1963, and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 731 at page 591, and a portion of the property conveyed to the grantor herein, Anne F. Teague, by R.M. Caine, dated February 25, 1964, and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 743 at page 200.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roadways, easements and rights of way of record, if any, affecting the above-described property.

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 said Premises before mentioned unto the grantee(s) hereinabove named, his, her, their or its Heirs or Successors and Assigns forever. And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs or Successors and Assigns against the grantor(s) and 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 and seal this 12th day of January in the year of our Lord One Thousand Nine Hundred and Seventy-two

Signed, Sealed and Delivered in the Presence of

Sandra S. Cash

Mary L. Shaw



Calvin F. Teague (Seal)

Anne F. Teague (Seal)

Greenville County Stamps

Act No. 380 Sec. 1

STATE OF SOUTH CAROLINA

County of GREENVILLE

Personally appeared before me Sandra S. Cash

and made oath that she saw the within named grantor(s) sign, seal and as their

act and deed deliver the within written deed, and that she, with Mary L. Shaw witnessed the execution thereof.

Sworn to before me this

day of 12th January

A. D. 1972

Mary L. Shaw (Seal)

Notary Public for South Carolina My Commission Expires Sept. 30, 1980

STATE OF SOUTH CAROLINA

County of GREENVILLE

RENUNCIATION OF DOWER

Carolina

I, Mary L. Shaw, a Notary Public for South Carolina

do hereby certify unto all whom it may concern, that Mrs. Anne F. Teague

wife of the within named Calvin F. Teague

did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s), his, her, their or its Heirs or Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of January

A. D. 1972

Mary L. Shaw (Seal)

Notary Public for South Carolina My Commission Expires Sept. 30, 1980

Anne F. Teague