

TITLE TO REAL ESTATE BY A CORPORATION *W. H. Ashmore & Brissey, Attorneys at Law, Greenville, S. C.*

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that Triam Corporation

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 Ten Thousand Two Hundred Eighty-Four and 59/100-----(\$10,284.59)--- Dollars,

and the assumption of the mortgage as referred to below the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Paul W. Davidson and Madline Davidson, their heirs and assigns forever

All those pieces, parcels or lots of land situate, lying and being on the southern side of Greenbrier Road, in Greenville County, State of South Carolina, being shown and designated as Lot 7 and Part of Lot 6, on a Plat entitled Lake Forest Heights, made by Piedmont Engineering Service, May, 1957, and recorded in the R. M. C. Office for Greenville County, in Plat Book KK, at Page 105, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Greenbrier Road, joint front corner of Lots 7 and 8, and running thence along the joint line of said Lots S. 58-54 E., 248.8 feet to an iron pin; thence S. 0-08 E. 90 feet to an iron pin; thence S. 85-39 W. 210.2 feet to an iron pin, joint rear corner of a portion of Lots 6 and 7; thence continuing S. 85-39 W. 10 feet to an iron pin; thence N. 19-38 W. 210.2 feet to an iron pin on the southern side of Greenbrier Road; thence following the curve of Greenbrier Road N. 69-54 E. 50 feet to an iron pin; thence N. 44-30 E. 40 feet to the point of beginning.

This is the same property conveyed to the Grantor herein by deed recorded in the R. M. C. Office for Greenville County in Mortgage Book 919, at Page 343.

This property is subject to a right-of-way easement for a sewer line running from property owned by Grantor bordering on the southern side of the above described property and running from said southern side of said property through above described property and connecting with the city sewer on Greenbrier Road.

The Grantor reserves to itself, its successors and assigns, a right-of-way of ingress and egress of such area as is reasonably necessary to maintain said sewer line, as described hereinabove.

As a part of the consideration herein, the grantees assume and agree to pay that certain mortgage in favor of Fidelity Federal Savings & Loan Association, in the principal amount of \$35,000.00, recorded in the R. M. C. Office for Greenville County, in Mortgage Book 1197, at Page 147, and having a present principal balance due thereon of \$34,715.41.



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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 against the grantor and its successors and against every person whatsoever 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 1st day of February 1972.

SIGNED, sealed and delivered in the presence of:

TRIAM CORPORATION (SEAL)

A Corporation

By: James T. McNeill
President

Peter G. Manos
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 1st day of February 1972.

Madeline Davidson (SEAL)
Notary Public for South Carolina.

My commission expires: 4/7/79

RECORDED this 1st day of February 1972, at 3:46 P. M., No. 20801

271-576-B-149