

FILED
GREENVILLE CO. S. C.

TITLE TO REAL ESTATE BY A CORPORATION--Prepared by Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA,
County of GREENVILLE

OLLIE FARNSWORTH
R. M. C.

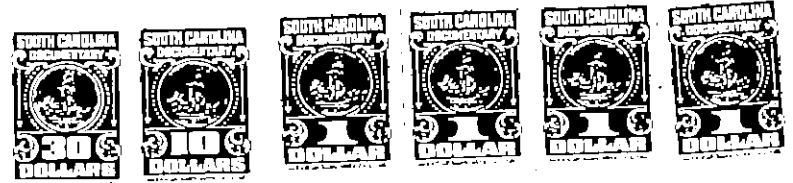
KNOW ALL MEN BY THESE PRESENTS That CLASSIC HOMES, INC.
a corporation organized and existing under the laws of the State of South/Carolina and having its principal place of business at
in the State of South Carolina , for and in consideration of the

sum of Twenty-two Thousand (\$22,000.00) ----- dollars,
to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Richard A. Cole and Anne R. Cole, their heirs and assigns:

All that piece, parcel or lot of land situate, lying and being on the Southeastern side of Montclair Road in the City of Mauldin, County of Greenville, State of South Carolina, being known and designated as Lot No. 45 as shown on a plat of Montclaire, Section 3, prepared by R. B. Bruce dated April 17, 1969, and recorded in the R. M. C. Office for Greenville County in Plat Book WWW at page 57 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Montclair Road at the joint front corner of Lots 44 and 45 and running thence with the line of Lot 44 S. 60-42 E. 150 feet to an iron pin at the rear line of Lot 51; thence with the rear lines of Lots 51 and 50 N. 29-18 E. 80 feet to an iron pin at the joint rear corner of Lots 45 and 46; thence with the line of Lot 46 N. 60-42 W. 150 feet to an iron pin on the southeastern side of Montclair Road; thence with the southeastern side of Montclair Road S. 29-18 W. 80 feet to the point of beginning.

The premises hereinabove described are conveyed subject to any applicable recorded restrictions, easements and rights-of-way.



Greenville County
Stamps
2420

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 premises before mentioned unto the grantee(s) hereinabove named, successors, heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and successors, heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers,

on this the 22nd day of February in the year of our Lord one thousand, nine hundred and seventy-two and in the one hundred and ninety-sixth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:
James C. Skelton, Jr. (L.S.)
By Dan Joyner
and Fred D. Cox, Jr. PRESIDENT

STATE OF SOUTH CAROLINA
County of GREENVILLE

PERSONALLY appeared before me James C. Skelton, Jr. and made oath that he saw C. Dan Joyner as President and CLASSIC HOMES, INC. a corporation organized and existing under the laws of the State of South Carolina sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that he, with Fred D. Cox, Jr., witnessed the execution thereof.

SWORN to before me this 22nd day of February A. D. 1972
Fred D. Cox, Jr. (L.S.)
Notary Public for South Carolina.

James C. Skelton, Jr.

19-1-262-062