

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Piedmont Land 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 -----
Eight Thousand Five Hundred and No/100 (\$8,500.00)----- 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 Bayne Heating and Air Conditioning, Inc., its successors and assigns, forever;

All that certain piece, parcel or lot of land, situate, lying and being on the north side of Kenilworth Drive, in the County of Greenville, State of South Carolina, being known and designated as Lot 45 on a plat of Kingsgate, made by Piedmont Engineers, January 9, 1969, recorded in the RMC Office for Greenville County, South Carolina in Plat Book ~~XXX~~, at Pages 44 and 45, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the north side of Kenilworth Drive at the joint front corner of Lots 44 and 45 and running thence along the common line of said Lots N. 15-39 W. 171.8 feet to a point; thence with the creek as the line S. 83-39 E. 199.4 feet to a point; thence along the common line of Lots 45 and 46 X. 15-39 E. 123.8 feet to a point on the north side of Kenilworth Drive; thence along the said Kenilworth Drive S. 82-33 W. 186.6 feet to the point of beginning.

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

This is a portion of that property conveyed to the grantor herein by deed recorded in the RMC Office for Greenville County, South Carolina in Deed Book 829, at Page 315.

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17.00
Greenville County
Stamps
Paid \$ 9.35
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 1st day of April 1976.

SIGNED, sealed and delivered in the presence of:

Patrick H. Brown

Joyce L. Stansell

PIEDMONT LAND CO., INC. (SEAL)
A Corporation
By: *[Signature]*
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 1st day of April 1976.

[Signature] (SEAL)
Notary Public for South Carolina.

Patrick H. Brown

My commission expires: 4/7/79

RECORDED this day of APR 21 1976 19 at 3:07 P. M., No. 29522

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