

Law Offices of B. J. Payssoux, Grantee's address: Rt. 3, Box 187-B
Law, Smith, & Barbare, P.A., Greenville, South Carolina Simpsonville, S.C.
29681

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } TITLE TO REAL ESTATE

1084-003

KNOW ALL MEN BY THESE PRESENTS, that Bonini, Inc.

in consideration of Sixty One Thousand Nine Hundred Forty and No/100 (\$61,940.00) Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents, do grant, bargain, sell, and release unto Maxine E. Cook, her heirs and assigns, forever:

PARCEL #1: ALL that piece, parcel or tract of land situate, lying and being in Greenville County, South Carolina, containing 15 acres, more or less, and according to plat made by C. O. Riddle, January 23, 1964, recorded in Plat Book ___ at Page ___, having the following metes and bounds, to-wit:

BEGINNING at a point in the center of the Georgia Road at corner of property of H. R. Aiken and running thence with the center of said road, S. 71-18 W. 274.3 feet; thence still with the center of said road, S. 71-38 W. 45.7 feet to the corner of property conveyed to Jim B. Leatherwood and Neal C. Leatherwood; thence leaving said road and with said line, S. 3-00 E. 1318 feet to a point in the center of Reedy River; thence with the center of said River as the line, the following courses and distances: S. 59 E. 30 feet; S. 5-30 E. 195 feet; S. 19 E. 420 feet to corner of property of Grantor; thence with said line, N. 21-42 E. 778 feet to iron pin on branch; thence with the center of said branch as the line, the traverse of which is: N. 37-10 W. 78 feet; N. 27-23 E. 119 feet to an iron pin; thence N. 40-07 W. 92.3 feet to an iron pin at the end of a gully; thence with said gully as the line, the traverse of which is: N. 59-42 W. 76.3 feet; N. 13-09 W. 153 feet; N. 3-09 W. 173 feet; N. 18-06 E. 55 feet; thence with line of H. R. Aiken, N. 7-28 W. 694.9 feet to the center of said Georgia Road, the point of beginning.

-131-575.3-1-7.1+8.1

This being the same property conveyed to the Grantor herein by deed of Paul Costner, Sr. recorded in the RMC Office for Greenville County in Deed Book 743 at Page 87 on February 25, 1964.

ALSO: PARCEL #2: ALL that piece, parcel or tract of land, containing 46.94 acres, more or less, situate, lying and being in Fairview Township, County of Greenville, State of South Carolina, and having, according to a plat prepared by C. O. Riddle, R.L.S., dated October, 1962, entitled "Property of Bonini, Inc.", recorded in the RMC Office for Greenville County in Plat Book CCC at Page 25, the following metes and bounds:

BEGINNING at an iron pin in the center of a dirt road at the Northeastern corner of the premises herein described and at the joint corner of said premises and other property of Mattie S. Sherman, and running thence with the center line of said dirt road, S. 12-24 W. 44.8 feet to an iron pin; thence continuing with the center line of said road, S. 5-45 W. 200 feet to an iron pin; thence still continuing with the center line of said road, (CONT.) 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(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators 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.

WITNESS the grantor's(s) hand(s) and seal(s) the 1st day of August

SIGNED, sealed and delivered in the presence of

Chandra M. Barbry
James W. Ferguson

BONINI, INC.
BY: *Marquise P. C. [Signature]* (SEAL)
President
[Signature] (SEAL)
Secretary
(SEAL)

CCTO
AUG 27 1978

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } PROBATE

Personally appeared the undersigned witness and made oath that he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN before me this 1st day of August 1978

James W. Ferguson (SEAL)
Notary Public for South Carolina
My Commission expires 5-29-83

Chandra M. Barbry

STATE OF SOUTH CAROLINA }
COUNTY OF } RENUNCIATION OF DOWER
NOT NECESSARY - CORPORATE GRANTOR

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantor(s) and the grantor's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of 19 _____
Notary Public for South Carolina (SEAL)

My commission expires _____
RECORDED this _____ day of _____ 19 _____ M. 50

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