

96 Top Seal (Nov 1981) 100-100

DEED TO REAL ESTATE Griffin & Howard, 111 Pettigru Street, Greenville, S. C.

STATE OF SOUTH CAROLINA } GRANTOR: 00 S.C.
COUNTY OF GREENVILLE }

111 MAR 23 1981

NOV 20 3 23 PM '81

KNOW ALL MEN BY THESE PRESENTS, that Harry J. Ruffman
Sole Grantor

in consideration of Thirty two thousand and 00/100 (\$32,000.00) ----- 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 Clyde W. Rector, his heirs and assigns forever:

(12) - 240 - P15, 4 - 1 - 4.4

All that piece, parcel or lot of land, situate, lying and being near Paris, Greenville County, South Carolina, and being more particularly described as follows, to wit:

Beginning at an iron pin in the northwesterly boundary of Warehouse Court, said point being 1233.6 feet, more or less, southwestwardly from, as measured along the northwesterly boundary of Warehouse Court, the southwesterly boundary of South Carolina Road No. 21 (Old Sevier Camp Road), said beginning point being S. 44°-35' W. 25 feet southwestwardly from the center line of a spur track serving Winn Dixie Stores, Inc.; thence S. 44°-35' W. along the northwesterly boundary of Warehouse Court, a distance of 330.3 feet, more or less, to a point in the center line of a 68 foot wide Duke Power Company easement; thence S. 86°-17' W. along the center line of said Duke Power Company easement, a distance of 160.9 feet to a point; thence N. 60°-09' W. along said center line of said Duke Power Company easement, a distance of 218.0 feet, more or less, to a point that is 100 feet southeastwardly from and perpendicular to the center line of said original main track of The Atlanta and Charlotte Air Line Railway Company; said point also being S. 40°-50' E., 107.0 feet from Mile Post 478; thence N. 33°-50' E. along the southeasterly right of way line of The Atlanta and Charlotte Air Line Railway Company along a line that is parallel to and at all points 100 feet southeastwardly from, as measured at right angles to, the center line of said original main tract of The Atlanta and Charlotte Air Line Railway Company, a distance of 215.35 feet to a point that is 25 feet southeastwardly from, as measured radially to, the center line of a spur track serving Winn-Dixie Stores, Inc.; thence N. 51°-40' E., a distance of 44.78 feet to a point that is 25 feet southeastwardly from, as measured radially to, the center line of said spur track; thence N. 61°-18' E., a distance of 46.5 feet to a point that is 25 feet southeastwardly from, as measured radially to, the center line of said spur track; thence N. 71°-55' E., a distance of 46.42 feet to a point that is 25 feet southeastwardly from, as measured radially to, the center line of said spur track; thence N. 81°-00' E., a distance of 46.47 feet to a point that is 25 feet southwardly from, as measured radially to, the center line of said spur track; thence N. 88°-11' E. a distance of 47.03 feet to a point that is 25 feet southwardly from, as measured radially to, the center line of said spur track; thence S. 85°-28' E., a distance of 46.79 feet to a point that is 25 (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, successors and assigns forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs, successors and assigns against the grantor(s) and the grantor(s)'s heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's hand and seal this 26th day of November 19 80

SIGNED, sealed and delivered in the presence of:

Charles E. Howard

SEAL

Harry J. Ruffman

SEAL

SEAL

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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 deed and that he, with other witness subscribed above witnessed the execution thereof.

Subscribed to before me this 26th day of November 19 80

Charles E. Howard

Notary Public for South Carolina
My commission expires 5-15-81

Harry J. Ruffman

SEAL

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

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 grantee(s) and the grantee(s)'s heirs, successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 26th day of November 19 80

Patricia D. Sparrow

Notary Public for South Carolina
My commission expires 5-15-81

Susan W. Ruffman

SEAL

RECORDED this _____ day of _____ 19 _____ at _____ M. S.

0231

4385 RV.2