

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }  
JUN 25 4 55 PM '84

KNOW ALL MEN BY THESE PRESENTS, that Bayne Heating and Air Condition 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 Ten Thousand Dollars 00/100  
(\$10,000.00) Dollars,

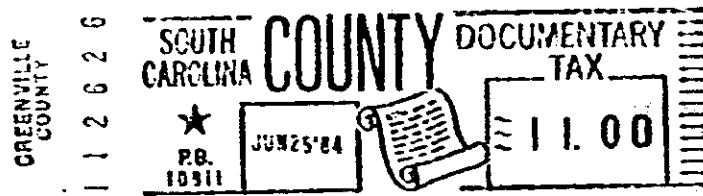
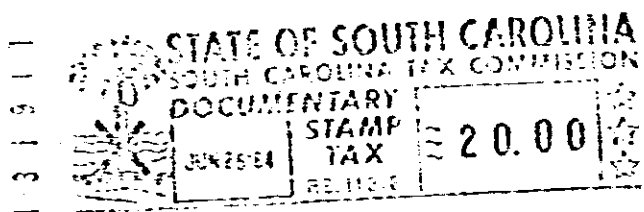
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain,  
sell and release unto Philippe Latortue & Joyce Latortue, their heirs, successor and assigns, forever;

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 WW, 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 the property conveyed to the grantor herein by deed recorded in the RMC Office  
for Greenville County, South Carolina in Deed Book 1035 at Page 57. Deed from Piedmont  
Land Co., Inc. recorded April 21, 1976.



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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 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 25th day of June 1984.

SIGNED, sealed and delivered in the presence of:

*Jeff Weston*  
*Patricia Butler*

BAYNE HEATING AND AIR CONDITON INC. (SEAL)  
A Corporation  
By: *Ray W. Bayne*  
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 25th day of June 19 84.

*Jeff Weston* (SEAL)  
Notary Public for South Carolina.

*Patricia Butler*

My commission expires: 3/31/92

RECORDED this 25 day of June 1984, at M., No. 10699