

TITLE TO REAL ESTATE BY A CORPORATION - Offices of ^{JAN 7 2 50 PM '74} Leatherwood Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

DONNIE S. TANKERSLEY
R.M.C.

VOL 901 PAGE 339

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that BRANYON'S, 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 One Dollar (\$1.00) and cancellation
of indebtedness hereinafter described, ^{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 ^{-LES- 377-1-1746-18, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32}
^{ALSO}
^{155-371-2-1746-11, 377-3-1746-5}
C. H. BRANYON, HIS HEIRS AND ASSIGNS:

All that certain piece, parcel or tract of land, situate, lying and being in Gantt Township,
County of Greenville, State of South Carolina, containing 31 acres, more or less, and being
more fully described, as follows:

BEGINNING at an iron pin on joint line of Butler and Branyon properties, said pin being
503.8 feet from the southern side of Augusta Road along the joint line of Butler
and Branyon properties, the course of which is N. 19-25 W.; thence S. 19-25 E. 745 feet to
an iron pin; thence S. 47-10 W. 76.6 feet to an iron pin; thence S. 50-30 E. 508.6 feet to
an iron pin; thence N. 55-30 E. 1048 feet to an iron pin; thence S. 45-30 E. 606.4 feet
to an iron pin on the northern side of a country road; thence along the northern side of
said country road S. 67-15 W. 746.1 feet to an iron pin; thence continuing along the north-
ern side of said country road N. 69-10 E 1163 feet to an iron pin at corner of Gantt School
property; thence N. 0-40 W. 22 feet to an iron pin; thence N. 19-15 W. 174.7 feet to an
iron pin; thence S. 85-20 W. 79.2 feet to an iron pin; thence N. 53-0 W. 528 feet to an
iron pin; thence N. 40-27 W. 644.2 feet to an iron pin; thence N. 45-15 E. 773.1 feet to
an iron pin; thence N. 70-35 E. 150 feet to the beginning corner; LESS, however, that portion
of the above described property which has been heretofore conveyed by Grantor to others and
being described as Lots 2, part of Lot 3, Lot 4, part of Lot 6, Lot 7, part of Lot 9, Lot 10,
and Lot 11, as shown on recorded plat of Royal Oak Subdivision, according to plat thereof
prepared by J. C. Adams, Engineer, dated November, 1954, which is recorded in the R.M.C.
Office for Greenville County, S. C. in Plat Book QQ, Page 117A; and, LESS such portions of
the above described property which may have been dedicated as public streets or roads as
shown on the aforesaid recorded plat and such further portions of the property bounded by
Parade Drive and Macness Drive as may have been dedicated for use as a public park.

This conveyance is intended to convey to Grantee all property presently owned by Grantor
conveyed by Grantor to Grantor by deed dated September 20, 1954 and recorded in the R.M.C.
Office for Greenville County, S. C. in Deed Book 510, Page 508, together with all rights
and interests which Grantor may now or hereafter have in any portions of the property used
as public roads or streets or dedicated for use as a public park.

This conveyance is subject to restrictive covenants applicable to Royal Oaks Subdivision,
recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 640, Page 204,
and to easements, rights of way or other encumbrances presently of record.

This conveyance is made in satisfaction of all indebtedness due and owing by Grantor to
Grantee under a note and mortgage executed by Grantor to Grantee dated September 20, 1954, r
recorded in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 614, Page 205,
presently having an unpaid principal balance in the sum of \$22,187.50.

Grantee is to pay 1973 property taxes.
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)' 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)' 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 21st day of December 19 73.

SIGNED, sealed and delivered in the presence of:

BRANYON'S, INC. (SEAL)

A Corporation
By:

Robert J. Branyon
President

Robert J. Branyon
Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE



Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, by its duly authorized officers, sign, seal and as its 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 21st day of December 19 73.

Janice C. Colston (SEAL)

Notary Public for South Carolina
My commission expires: 10/23/77

RECORDED this 7 day of JAN 7 1974 19 at M. No. 11708

4328 M.2