

FILED
GREENVILLE CO. S. C.

TITLE TO REAL ESTATE -- Mann, Foster, & Richardson, Attorneys at Law, Greenville, S. C.

JAN 17 10 47 AM '74

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.H.C.

Greenville County
Stamps
Paid \$ 243.65
Act No. 380 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that I, J. Robert Martin

in consideration of Two Hundred Twenty One Thousand Three Hundred Seventy Five and No/100----- Dollars
(\$221,375.00)

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Teachey Mechanical, Inc., its successors and assigns, forever;

All that piece, parcel or tract of land located in the County of Greenville, State of South Carolina, and more fully described according to a plat entitled "Property of J. R. Martin", dated November, 1973, and recorded in the RMC Office for Greenville County in Plat Book 5B, at Page 65, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the right-of-way of U. S. Highway No. 276, joint front corner of property owned by Seller and property now or formerly belonging to Trumax, Inc., and running thence along right-of-way of U. S. Highway 276, S. 41-04 E. 1,387.1 feet to a point; thence running N. 48-56 E. 756 feet to an iron pin; thence running N. 41-54 W. 450.1 feet to a point on a branch (old run of branch as line); thence following branch S. 20-20 W. 109.5 feet along said branch to a point; thence running S. 0-02 E. 194 feet to a point on said branch; thence running S. 15-48 W. 86.8 feet to center of Harrison Bridge Road; thence continuing along the center of Harrison Bridge Road, N. 69-13 W. 128.3 feet to a point; thence with said Road, N. 58-17 W. 154.2 feet to a point; thence N. 61-47 W. 100 feet to a point; thence N. 67-16 W. 100 feet to a point; thence N. 73-12 W. 100 feet to a point; thence N. 75-42 W. 214.5 feet along said Road to a point; thence with said Road N. 76-24 W. 697.25 feet to a point; thence continuing with said Road N. 78-07 W. 143.9 feet to a point; thence continuing with said Road N. 78-07 W. 143.9 feet to a point; thence running N. 10-00 W. 1,078.9 feet to an iron pin at the corner of property of Seller and property now or formerly belonging to Trumax, Inc.; thence running N. 58-37 E. 1,357.4 feet to an iron pin on the right-of-way of U. S. Highway No. 276, the point of beginning. Said tract contains 63.25 acres.

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

-299-331-1-6.1 → 56.91A, P. OF 331-1-6.1 → 6.34A.
OUT OF 331-1-6 & OUT OF 330-1-4

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 assigns against the grantor(s) and the grantor'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) this 16th day of January 19 74.

SIGNED, sealed and delivered in the presence of

Paul J. Foster
Clark Foster

J. Robert Martin (SEAL)
J. ROBERT MARTIN (SEAL)

SOUTH CAROLINA DOCUMENTARY 10 DOLLARS 30 DOLLARS 100 DOLLARS 200 DOLLARS 1000 DOLLARS 1000 DOLLARS

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared the undersigned witness and made oath that (s)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 to before me this 16th day of January 19 74.

Paul J. Foster (SEAL)
Notary Public for South Carolina
My commission expires: 4/7/79

Clark Foster
SOUTH CAROLINA DOCUMENTARY 10 DOLLARS 30 DOLLARS 100 DOLLARS 200 DOLLARS 1000 DOLLARS 1000 DOLLARS

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RENUNCIATION OF DOWER

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 or 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 16th day of January 1974.

Paul J. Foster (SEAL)
Notary Public for South Carolina
My commission expires: 4/7/79

x *Helen M. Martin*

RECORDED this day of JAN 17 1974 at M. No. 18042