

TITLE TO REAL ESTATE BY A CORPORATION—George F. Townes, Attorney at Law, Masonic Temple Bldg.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

JUL 1 3 16 PM 1965



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KNOW ALL MEN BY THESE PRESENTS, that **PARAMOUNT BUILDERS, INC.**
A Corporation chartered under the laws of the State of South Carolina, in consideration of

Six Thousand, Seven Hundred, Fifty and No/100-----(\$6,750.00)-----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 **JOAN L. & JOHN R. SIMMONS, their heirs and assigns forever:**

ALL that lot of land in Greenville County, South Carolina, known and designated as Lot Number Twenty (20) of Section One (1) of Chanticleer, Inc. as shown by a plat thereof made by R. K. Campbell, dated September 29, 1962, and recorded in the R. M. C. Office for Greenville County in Plat Book "YY" at page 97; and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northeastern side of Chanticleer Drive at the joint front corner of Lots 19 and 20, and running thence with the northeastern and northern side of Chanticleer Drive N. 62 - 47 W. 75 feet to an iron pin; thence still with the northern side of Chanticleer Drive, N. 82 - 32 W. 45 feet to an iron pin, joint front corner of Lots 20 and 21; thence with the line of Lot 21, N. 11 - 39 E. 183.4 feet to an iron pin; thence S. 89 - 47 E. 195.7 feet to an iron pin; thence S. 28 - 21 E. 55 feet to an iron pin, joint rear corner of Lots 20 and 19; thence with the line of Lot 19, S. 41 - 23 W. 223.4 feet to an iron pin, the beginning corner.

This property is subject to easements and restrictions shown on said plat and to restrictive covenants recorded in the R. M. C. Office for Greenville County in Vol. 713 at page 221 and Vol. 716 at page 321.

This is a portion of the property conveyed to Audubon Forest, Inc., by F. H. Earle by deed recorded in said R. M. C. Office in Vol. 700 at page 383. The name of Audubon Forest, Inc. was changed to Chanticleer, Inc. by instrument recorded in said R. M. C. Office in Vol. 712 at page 481.

Chanticleer, Inc., by articles of merger filed with the Secretary of State on January 23, 1965, merged with Paramount Builders and the merged corporation took the name of Paramount Builders, Inc.



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 28th day of June 1965.

SIGNED, sealed and delivered in the presence of:

Jeanette C. Long
Margaret Lois Dacus

PARAMOUNT BUILDERS, INC. (SEAL)
A Corporation
By: R. R. Hughes Pres.
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 28th day of June 19 65.
Margaret Lois Dacus (SEAL)
Notary Public for South Carolina.

Jeanette C. Long

RECORDED this 1st day of July 19 65 at 3:16 P. M., No. 569

7-1-65 2061.3