

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENSBERRY & COFIELD
ATTORNEYS AT LAW, GREENVILLE, S. C.
JUN 15 12 56 PM '71
OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that **COLONIAL COMPANY, INC.**

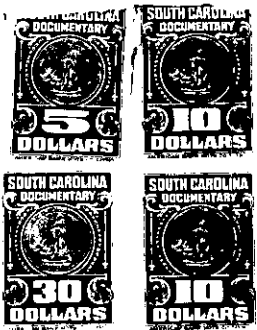
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of **TWENTY SEVEN THOUSAND**

AND FOUR HUNDRED AND NO/100 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 **WALTER E. RUMMINGER, HIS HEIRS AND ASSIGNS FOREVER:**

ALL that lot of land in the State of South Carolina, County of Greenville, being known and designated as Lot No. 76 on a plat of Cedar Vale, Section 2, recorded in Plat Book 4F at page 12 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeasterly edge of Overton Court, joint front corner of Lots 76 and 78, and running thence along the line of Lot 78, S. 71-19 E. 177.4 feet to an iron pin; thence along the line of Lot 77, N. 18-43 E. 195 feet to an iron pin on the southerly edge of Overton Avenue; thence along the southerly edge of Overton Avenue, N. 66-49 W. 148.2 feet to an iron pin; thence along the corner of Overton Avenue and Overton Court, S. 62-30 W. 36.9 feet to an iron pin on the edge of Overton Court; thence along the southeasterly edge of Overton Court, S. 20-02 W. 180 feet to the point of beginning.

This property is conveyed subject to restrictive covenants of record and to easements for utilities and drainage affecting same.



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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 16th day of June 19 71.

SIGNED, sealed and delivered in the presence of:
W. Allen Reed
Barbara H. Cobb

COLONIAL COMPANY, INC. (SEAL)
A Corporation
By: Thomas A. Reed
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 16th day of June 19 71.

W. Allen Reed (SEAL)
Notary Public for South Carolina.
My Commission Expires: 11-23-80

Barbara H. Cobb

RECORDED this 16th day of June 19 71, at 12:56 P. M., No. #30504

10-1-71-4-3025