

TITLE TO REAL ESTATE BY A CORPORATION
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUL 28 9 42 AM '77
DONNIE S. TANKERSLEY
R.M.C.

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GRANTEES' ADDRESS:

301 Wemberly Way
Simpsonville, S. C. 29681

KNOW ALL MEN BY THESE PRESENTS, that TRI-CO INVESTMENTS, INC.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Simpsonville, State of South Carolina, in consideration of

---TWELVE THOUSAND & 00/100 (\$12,000.00) Dollars and assumption of mortgage indebtedness 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 RONALD R. TALLEY AND RHONDA P. TALLEY, their heirs and assigns forever:

ALL that piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being shown as Lot No. 5 on a plat of Wemberly Way Subdivision, Section 1, prepared by Campbell & Clarkson, Surveyors, Inc., dated June 17, 1974, and recorded in the R.M.C. Office for Greenville County in Plat Book 4R, Page 88, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern edge of Wemberly Lane, joint front corner of Lots 5 and 6 on said plat and running thence along the eastern edge of said Wemberly Lane, N. 15-17 E., 120 feet to an iron pin, joint front corner of Lots 4 and 5; thence turning and running S. 74-43 E., 150 feet to an iron pin, joint rear corner of Lots 4 and 5; thence turning and running S. 15-17 W., 120 feet to an iron pin, joint rear corner of Lots 5 and 6; thence turning and running N. 74-43 W., 150 feet to an iron pin, the point of beginning.

Being a portion of the property conveyed to Tri-Co Investments, Inc. by deed of W. C. Cook, recorded March 7, 1974, in Deed Book 994, Page 787, R.M.C. Office for Greenville County.

This conveyance is made subject to any restrictions, zoning ordinances or easements that may appear of record, on the recorded plat(s), or on the premises.

The grantees herein expressly agree to assume mortgage to United Federal Savings and Loan Association, recorded in Mortgage Book 1357, Page 533, R.M.C. Office for Greenville County, on which the remaining balance is \$31,500.00

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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 July 19 77.

SIGNED, sealed and delivered in the presence of:

James D. Blasing
Paul E. Gault

TRI-CO INVESTMENTS, INC.

(SEAL)

A Corporation

By:

Alfred Vaughn
President

Gerald W. Hamilton
Secretary

Gerald W. Hamilton

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 July 19 77.

Paul E. Gault (SEAL)
Notary Public for South Carolina.
My commission expires 10/7/85

James D. Blasing

RECORDED this 28th day of July 1977, at 9:42 A/ M., No. 2916

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