

TITLE TO REAL ESTATE BY A CORPORATION

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that JENK'S, 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 TWO THOUSAND AND NO/100 (\$2,000.00) ----- 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 BILLY MITCHELL AND LILLIAN B. MITCHELL, their heirs and assigns;

ALL that piece, parcel or lot of land lying, being and situate in the State and County aforesaid and shown as Lot No. 13 in Section 1, Jenkins Estates Southwest on a plat entitled Property of Jenk's, Inc. prepared by C. O. Riddle, R.L.S. in February, 1972, recorded in the R.M.C. Office for Greenville County in Plat Book 4M, Page 197 which plat shows the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Beauclair Drive the joint front corner of Lots 13 and 15 and running thence along their common boundary N. 26-24 W. 255 feet to an iron pin; thence N. 63-36 E. 150 feet to an iron pin; thence S. 26-24 E. 255 feet to an iron pin on the northwestern edge of Beauclair Drive; thence S. 63-36 W. 150 feet to the point of beginning.

- 50-5774-1-44

This being a portion of that property conveyed to the Grantor herein by deed of Clyde D. Jenkins, Sr. and Clyde D. Jenkins Jr. recorded in the R.M.C. Office for Greenville County on April 3, 1964 and in Deed Book 753, Page 387.

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



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 9th day of December 19 77.

SIGNED, sealed and delivered in the presence of:

[Witness signatures]

JENK'S, INC. (SEAL)
A Corporation
By: *[Signature]*
President CLYDE D. JENKINS, JR.
Secretary ELIZABETH JENKINS

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 9th day of December 1977 .

[Notary Signature] (SEAL)
Notary Public for South Carolina. 111-7-55

RECORDED this DEC 15 1977 day of at 9:40 A. M., No. 17916

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4328 RV.2