

TITLE TO REAL ESTATE BY A CORPORATION - C/Oe. Thornton, Arnold & Thomason, 410 E. Washington St., Greenville, S. C.

STATE OF SOUTH CAROLINA } 17 4 17
COUNTY OF GREENVILLE } Grantee(s) Address:
17 4 17
6 4 50 PM 1977

1079
1049-245
RE-RECORDED -
*SEE BELOW

KNOW ALL MEN BY THESE PRESENTS, that Threatt-Maxwell Enterprises, 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 Forty-Five Thousand and No/100ths-----(\$45,000.00)----- 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 John Joseph Zerega & Beth Tomlinson Zerega, their heirs and assigns forever:

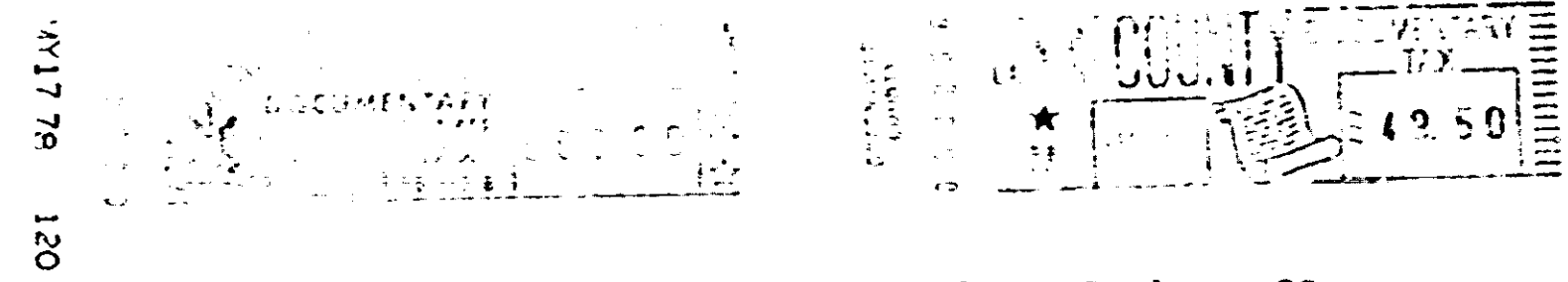
All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville being shown and designated as Lot 14 on plat of Gray Fox Run, made by C. O. Riddle, Surveyor, dated November 6, 1975 and recorded in the RMC Office for Greenville County in Plat Book 5P at Page 9. According to said plat, the property is more fully described as follows:

Beginning at an iron pin on Belgrave Close at the joint front corner of Lots 14 and 15 and running thence along the joint line of said Lots, S 87-24 E 140 feet to an iron pin in line of Lot 17; thence with line of Lot 17 and 18, S 2-36 W 100 feet to an iron pin at the corner of Lot 13; thence with the line of Lot 13, N 87-24 W 140 feet to an iron pin on Belgrave Close; thence with said Close, N 2-36 E 100 feet to an iron pin, the point of beginning. - 276 - 538.14 - 1 - 14

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

Grantor is to pay 1976 County Property taxes.

DERIVATION DEED FROM CURSEN STRANGE RECORDED NOV 13, 1974



Grantees' mailing address is 3 Belgrave Close, Taylors, SC
*RE-RECORDED TO CHANGE PLAT BOOK REFERENCE FROM BOOK 5P, PAGE 19 TO BOOK 5P, PAGE 9.

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 6th day of January 19 77.

SIGNED, sealed and delivered in the presence of:

Threatt-Maxwell Enterprises, Inc. (SEAL)
A Corporation
By: [Signature]
President
[Signature]
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 6th day of January 19 77.

[Signature] (SEAL)
Notary Public for South Carolina.

My commission expires: 2/2/79

RECORDED this day of JAN 6 1977 at 4:56 P. M., No. 15129

Re-RECORDED MAY 17 1978 at 4:41 P.M. 34555

4328 RV-2