

TITLE TO REAL ESTATE BY A CORPORATION

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RECORDED S.C.  
MAR 12 1 03 PM '84  
GREENVILLE S.C.  
TANAL STEY

By virtue of Board Resolution  
the President alone is authorized  
to sign this Deed.

KNOW ALL MEN BY THESE PRESENTS, that --GUARANTY Mortgage Co., 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  
--Fifty-Five Thousand and No/100 (\$55,000.00)-- 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 M. Shaluly and Peter E. Shaluly, their heirs and assigns:

ALL that piece, parcel or tract of land in the City of Greenville, South Carolina, abutting the easterly side of Prosperity Avenue, the southerly side of Potomac Avenue, the westerly side of Old Augusta Road and the northerly boundary of W. H. Sullivan Estate (or formerly), having according to survey for the Grantor, dated January 11, 1984, by Carolina Surveying Co, R.L.S., the following metes and bounds to-wit:

BEGINNING at an old iron pin in the southeast corner of Potomac and Prosperity Avenues and running thence along the easterly boundary of Prosperity Avenue S. 29-06 W. 199.5 feet to an old iron pin; thence further along Prosperity Avenue S. 33-58 W. 90.2 feet to an old iron pin; thence further along said Prosperity Avenue S. 45-58 W. 102.6 feet to an old iron pin in the north boundary of the W. H. Sullivan Estate (or formerly); thence along said boundary S. 30-51 E. 375.5 feet to an old iron pin in the new right of way of Old Augusta Road; thence along the said right of way N. 7-48 E. 158.1 feet to an old iron pin; thence further along said right of way N. 11-37 E. 132 feet to an old iron pin; thence further along said right of way N. 13-29 E. 246 feet to an old nail and cap in the south boundary of the property of Anthony Cheros, et al (or formerly); thence along said boundary N. 68-10 W. 47.4 feet to an old iron pin; thence along the west boundary of the said Cheros property N. 18-35 E. 100.1 feet to an old iron pin; thence N. 59-40 E. 14.6 feet to an old iron pin in the southerly right of way of Potomac Avenue; thence along said right of way S. 88-21 W. 77.3 feet to an old iron pin at the point of beginning.

The herein named Grantees agree to pay the 1984 property taxes on the above described property.

The abovedescribed property is conveyed subject to existing easements, rights of way, reservations and restrictions, if any.

The abovedescribed property was conveyed to the Grantor by Deed of Defense Housing Mortgage Co., Inc., dated March 9, 1953, and recorded on March 9, 1953 in Deed Volume 474 at page 515; by Deed of David G. Traxler, dated June 5, 1963 and recorded on June 7, 1963 in Deed Volume 724 at page 426 and by Deed of David G. Traxler, dated June 29, 1965, and recorded on July 22, 1965 in Deed Volume 778 at page 233 in the R.M.C. Office for Greenville County, South Carolina.

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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 12th day of March, 19 84

SIGNED, sealed and delivered in the presence of:

*Charles Edward*  
*Betty J Mc Lee*

GUARANTY MORTGAGE CO., INC. (SEAL)  
A Corporation  
By: *David G. Traxler*  
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 12th day of March, 19 84

*Charles Edward* (SEAL) *Betty J Mc Lee*  
Notary Public for South Carolina.  
My commission expires: 3-9-91

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_, at \_\_\_\_\_ M., No. \_\_\_\_\_

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