

DEE-2016-1254



DEE BK 111-B PG 567-571

Recorded 5 Pages on 01/13/2016 04:17:45 PM
 Recording Fee: \$11.00 County Taxes: \$247.50 State Taxes: \$585.00
 Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
 Dorothy Earle, Register Of Deeds

Grantee's Address: 3949 Maple Avenue #410
 Dallas, TX 75219-3254

STATE OF SOUTH CAROLINA)
)
 COUNTY OF SPARTANBURG)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that Sara S. Compton and Deborah F. Compton ("Grantors") in consideration of Two Hundred Twenty-five Thousand and no/100ths (\$225,000.00) Dollars, to the Grantors in hand paid at and before the sealing of these presents by the Grantee, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto Cullum GSP 081, LP, a South Carolina limited partnership ("Grantee") and the Grantee's successors and assigns, the following described premises, to wit:

All that certain piece, parcel or lot of land situate, lying and being in the County of Spartanburg State of South Carolina more fully and particularly described on **Exhibit A** attached hereto and incorporated herein by this reference; together with all right, title and interest of the Grantor in and to any land lying within the right of way or bed of any public highway, street, or road crossing, abutting or adjacent to the property herein described to the center line thereof, and in and to any alleys, strips or gores of land adjoining or pertaining to said property

TMS #5-24-00-048.00.

Said premises are conveyed subject to all applicable easements, rights of way, restrictions and covenants of record; those easements and rights of way actually existing on the ground and affecting said premises; riparian, littoral or other water rights, if any; such matters as would be revealed by a current survey and inspection of the premises; and any applicable zoning and other governmental laws, ordinances and regulations.

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, and the Grantee's heirs or successors and assigns, forever. And, the Grantors do hereby bind the Grantors and the Grantors' heirs or successors, executors and administrators TO WARRANT AND FOREVER DEFEND all and singular said premises, unto the Grantee and the Grantee's

heirs or successors, and assigns against the Grantors and the Grantors' heirs or successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 12TH day of January, 2016.

Signed, sealed and delivered
in the presence of:

[Signature]
Robert E. Davis
[Signature]
Robert E. Davis

Sara S. Compton (SEAL)
Sara S. Compton

[Signature] (SEAL)
Deborah F. Compton

STATE OF SC
COUNTY OF Greenville

ACKNOWLEDGEMENT

I, [Signature] a Notary Public for State of SC, do hereby certify that Sara S. Compton personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

IN WITNESS WHEREOF I have set my hand this 12TH day of January, 2016.

[Signature]
Notary Public for
My commission expires 03/25/2024
(SEAL)
RONALD G. BRUCE
NOTARY PUBLIC
SOUTH CAROLINA

STATE OF

SC South Carolina

ACKNOWLEDGEMENT

COUNTY OF

Greenville

I, Robert B. Fae, a Notary Public for State of

Greenville, do hereby certify that Deborah F. Compton personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

IN WITNESS WHEREOF I have set my hand this 12th day of January, 2016.

Notary Public for
My commission expires

My
Commission
Expires
1/15/2016

(SEAL)

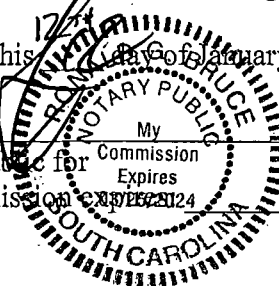


EXHIBIT A

(Legal Description)

All that piece, parcel or lot of land in Spartanburg County, State of South Carolina, located about three miles South of Duncan, S.C., at the southwest intersection of Silver Lake Road and S. C. Highway No. 644 (known as Woods Chapel Road) and being shown as a 1.64 acres lot on plat made for Doris S. Stephens by Wolfe & Huskey, Inc., R.L.S., dated July 14, 1986, and recorded in Plat Book 97, page 876 in the Office of the Register of Deeds for Spartanburg County, and having the following courses and distances, to-wit:

Beginning at R.R. spike in the center of the intersection of Silver Lake Road and S. C. Highway No. 644 and running thence with the center of highway S. 06-09 E. 264 feet to the RR spike at corner of Miles Compton; thence with Miles Compton S. 83-25 W. 266.86 feet to old pin; thence N. 06-40 W. 267.49 feet to RR spike in center of Silver Lake Road; thence with the center of said road, N. 84-10 E. 269.30 feet to the beginning corner and containing 1.64 acres, more or less.

ALSO: That strip of land on the south side of property now or formerly of Miles Compton shown as 0.15 acre lot on the above referenced plat and having the following courses and distances, to-wit:

Beginning at RR spike in the center of S. C. Highway N. 644, at the corner of Miles Compton and running thence with Compton S. 83-26 W. 266.38 to old pin; thence S. 06-40 E. 18 feet to pin; thence N. 86-08 E. 266.69 feet to RR spike in center of said highway; thence with the center of said highway N. 06-39 W. 30.5 feet to the beginning corner.

The above described property was conveyed to Miles Compton and Sara S. Compton by deed of Doris Ann Smith Stephens recorded in the Office of the Register of Deeds for Spartanburg County in Deed Book 52-Q at page 844 on October 9, 1986. Subsequently Miles Compton died testate as will appear by reference to the records on file in the Probate Court for Spartanburg County in File Number 2007ES4201235. Reference is also made to Deed of Distribution to Deborah F. Compton recorded in Deed Book 90-J, page 268 on December 31, 2007.

ALSO: All that certain piece, parcel or lot of land situated on the west side of the Robison Road (formerly referred to as the Woods Chapel Road, near Woods Chapel Methodist Church, about four miles from the City of Greer, School District #5, Spartanburg County, State of South Carolina, and being a portion of Tract #3 of the Mrs. S. A. Smith Estate, and having the following courses and distances:

Beginning at a point on the west side of said road, corner of property now or formerly of Landrum A. Stephens and Doris Ann Stephens, and running thence N. 85-00 W. 277.4 feet to an iron pin; thence S. 6-40 E. 217.3 feet to an iron pin; thence N. 83-30 E. 276.6 feet to the west side of the road; thence along said road N. 6-20 W. 217.3 feet to the beginning corner.

The above described property was conveyed to Miles F. Compton by deed of Landrum A. Stephens and Doris Ann Stephens recorded in the Office of the Register of Deeds for Spartanburg County in Deed Book 33-S at page 349 on June 28, 1967. Subsequently Miles Compton died testate as will appear by reference to the records on file in the Probate Court for Spartanburg County in File Number 2007ES4201235. Reference is also made to Deed of Distribution to Deborah F. Compton recorded in Deed Book 90-J, page 268 on December 31, 2007.