Filed in POLK County,NC
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by SHEILA W. WHITMIRE
REGISTER OF DEEDS
**Book 368 Page 54**

mB08

# NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 0

Parcel Identifier No. 59-H4 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: _____

This instrument was prepared by: *R. Charles Waters P.O. Box 584 Hendersonville

Brief description for the Index: _____

THIS DEED made this 30th day of June, 2008, by and between

| GRANTOR | GRANTEE |
|---|---|
| THOMAS MIKELL LELAND, SR. and wife, GWENDOLYN LELAND | 75 CHARLES STREET, L.L.C. a South Carolina Limited Liability Company |

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of _____, Saluda Township, Polk County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Book 277 page 184.

A map showing the above described property is recorded in Plat Book None page _____.

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TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

**Book 368 Page 55**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

_____
(Entity Name)

By: _____
Title: _____

By: _____
Title: _____

By: _____
Title: _____

USE BLACK INK ONLY

Thomas Mikell Leland (SEAL)
Thomas Mikell Leland, Sr.

Gwendolyn Leland (SEAL)
Gwendolyn Leland

_____ (SEAL)

_____ (SEAL)

SEAL-STAMP

USE BLACK INK ONLY

Charleston County, South Carolina

I, the undersigned Notary Public of the County and State aforesaid, certify that THOMAS MIKELL LELAND, SR. and wife, GWENDOLYN LELAND personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 30th day of June, 2008.

My Commission Expires: 11/29/14

Faye S. Bennett
Notary Public

SEAL-STAMP

USE BLACK INK ONLY

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that _he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, _he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.

My Commission Expires: _____

_____
Notary Public

SEAL-STAMP

USE BLACK INK ONLY

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

_____

_____

Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.

My Commission Expires: _____

_____
Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct.
This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

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EXHIBIT A

BEGINNING at an iron pin standing in the westerly margin of the right of way of Charles Street in the Town of Saluda, said iron pin also standing in the southernmost corner of the Pauline Butler tract as described in deed recorded in Deed Book 107 at Page 130, Polk County Registry, and running then from said beginning point and with the right of way of Charles Street, South 37° 27′ West 100.8 feet to an iron pin, the easternmost corner of the R. R. Kirk tract as described in deed recorded in Deed Book 136, at Page 127, Polk County Registry; then with Kirk's line three calls and distances as follows: North 50° 31′ West 161.4 feet to an iron pin, North 31° 30′ East 13 feet to an iron pin and North 49° 32′ West 65 feet to an iron pin standing in the southernmost corner of the M. N. Hunt tract as described in deed recorded in Deed Book 127, at page 112, Polk County Registry; then with Hunt's line North 31° 30′ East 83 feet to an iron pin standing in the line of B.D. Twiggs tract as described in deed recorded in Deed Book 53, at page 152, Polk County Registry; then with the line of Twiggs and Butler, South 51° 31′ East 236.7 feet to the point of BEGINNING. Containing 0.51 acres more or less

Being that same property conveyed by Mary Ellen Leland, widow, to Thomas Mikell Leland by deed dated September 2001, recorded in Deed Book 277, Page 184, Polk County Registry.