

548 352

Title to Real Estate by a Corporation - Prepared by Hinson, Traxler &

STATE OF SOUTH CAROLINA,

County of Greenville

KNOW ALL MEN BY THESE PRESENTS That CRESCENT BUILDERS, INC.

a corporation chartered under the laws of the State of South Carolina

and having its principal place of business at Greenville

in the State of South Carolina

for and in consideration of the

sum of THREE THOUSAND SIX HUNDRED FORTY-FIVE & 79/100-

and assumption of mortgage described below;

dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto

P. E. GREGORY, his heirs and assigns:

All that piece, parcel or lot of land in Greenville County, State of South Carolina, on Berkley Avenue, between Franklin Road and Darlington Avenue in the Sans Souci Section of Greenville County, about two miles north of the City of Greenville, said lot being known and designated as Lot No. 23 on plat of property recorded in the R.M.C. Office for Greenville County in Plat Book "R", page 127, and having, the following courses and distances, to-wit:

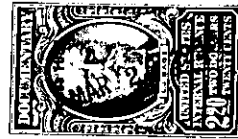
BEGINNING at an iron pin on the Southern edge of a five foot sidewalk, running along Berkley Avenue, said pin being the joint corner of Lots A (1A) and 23; thence along the Southern edge of said sidewalk, S. 80-52 E. 60 feet to an iron pin, joint front corner of Lots 22 and 23; thence along the western line of Lot No. 22, S. 9-08 W. 132.5 feet to an iron pin joint rear corner of Lots 22 and 23; thence along the rear line of Lots 24 and 25, N. 80-03 W. 84.4 feet to an iron pin, joint rear corner of Lots 23 and 24; thence along the rear line of Lots 1A and 2A and 3A, N. 19-32 E. 133.15 feet to an iron pin on the Southern edge of said sidewalk running along Berkley Avenue, the beginning corner.

This conveyance is made subject to building restrictions set out in deed recorded in the R.M.C. Office for Greenville County in Volume 348, page 152.

As a part of the consideration hereof, the grantee agrees to assume and pay, according to its terms, that certain note and mortgage given to C. Douglas Wilson & Co., on which there is a balance due of \$5,104.21; said mortgage being recorded in Mortgages Volume 412, page 177.

This is the same property described in deed recorded in Deeds Volume 541, page 547.

Grantee to pay 1956 taxes.



Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the grantee(s) hereinabove named, and his heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and his heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers,

on this the 23rd day of March

in the year of our Lord one thousand, nine hundred and fifty-six.

Signed, sealed and delivered in the presence of:

Juanita B. Cleland
Edward Ryan Hamer

CRESCENT BUILDERS, INC. (L.S.)

By Charles L. Sanders
and President

STATE OF SOUTH CAROLINA,

County of Greenville

PERSONALLY appeared before me Juanita B. Cleland and made oath that she

saw Charles L. Sanders as President and

as _____ of Crescent Builders, Inc. a

corporation chartered under the laws of the state of South Carolina sign, seal with its corporate

seal and as the act and deed of said corporation deliver the within written deed, and that he, with

Edward Ryan Hamer, witnessed the execution thereof.

SWORN to before me this 23rd day of March A. D., 1956.

Edward Ryan Hamer
Notary Public for South Carolina.

Juanita B. Cleland

Recorded March 23rd, 1956 at 3:40 P.M. #7666

169.10.17