

FILED
GREENVILLE CO. S. C.
JAN 17 4 01 PM 1963

KNOW ALL MEN BY THESE PRESENTS, that **Mauldin Construction Co.**
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
Exchange of property valued at \$ 3,750.00 Dollars,
and assumption of mortgage set out below
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto **James M. Pruitte, his heirs and assigns forever:**

OLLIE T. ARDENWORTH
R.M.C.

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, being known and designated as Lot No. 8 of a subdivision known as Swanson Court as shown on a revised plat thereof prepared by C. C. Jones, C. E., November 1, 1962, recorded in the R. M. C. Office for Greenville County in Plat Book YY, at Page 91, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the terminus of Swanson Court, the joint front corner of Lots Nos. 7 and 8, and running thence along the joint line of said lots, following the center of a 10-foot drainage easement, S. 8-46 W. 105.4 feet to an iron pin on the subdivision boundary line; thence along the subdivision boundary line, S. 66-04 E. 53 feet to an iron pin; thence along the line of property now or formerly of Henley, N. 38-45 E. 227.9 feet to an iron pin at the joint rear corner of Lots Nos. 8 and 9; thence along the joint line of said lots, N. 76-07 W. 78.7 feet to an iron pin; thence continuing along the joint line of said lots, S. 79-10 W. 58 feet to an iron pin on the terminus of Swanson Court; thence following the terminus of Swanson Court along a curved line, the chord being S. 34-00 W. 63 feet, to the beginning corner.

The above described lot comprises the greater portion of Lot No. 9, and small portions of Lots Nos. 8 and 10 as shown on the original subdivision plat of Swanson Court which is recorded in the R. M. C. Office for Greenville County in Plat Book YY, at page 73.

As a part of the consideration for this conveyance; the grantee expressly assumes and agrees to pay the balance due on that certain note and mortgage, in the original sum of \$12,500.00 executed by the grantor to the First Federal Savings and Loan Association of Greenville and recorded in the R. M. C. Office for Greenville County in Mortgage Book 911 at Page 171, the balance due thereon being the sum of \$12,500.00 as of this date.



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 17th day of January 1963.

SIGNED, sealed and delivered in the presence of:
Carolyn A. Abbott
Patrick H. Grayson, Jr.
MAULDIN CONSTRUCTION CO. (SEAL)
A Corporation
By: _____
President
Secretary M. Ballouay

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 17th day of January 1963.
Patrick H. Grayson, Jr. (SEAL)
Notary Public for South Carolina. Carolyn A. Abbott

RECORDED this 17th day of January 1963 at 4:01 P.M. M., No. #18093