

MAR 13 9 45 AM '69

OLLIE FARNSWORTH  
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that EDWARD H. HEMBREE BUILDERS, 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 FORTY-SIX THOUSAND, FIVE HUNDRED AND NO/100 ----- (\$46,500.00) 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 JULES P. FRATTURO and CAROLINE CHARLOTTE FRATTURO, their heirs and assigns,

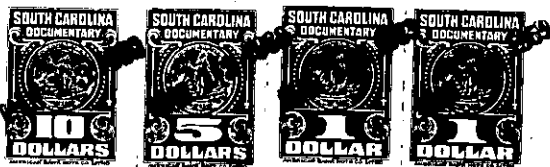
ALL that lot of land in Greenville County, State of South Carolina, on the western side of Providence Square, near the City of Greenville, being shown as Lot 3 on plat of Section 2 of Pelham Estates recorded in Plat Book PPP at page 119 and described as follows:

BEGINNING at an iron pin on the western side of Providence Square at the joint front corner of Lots 2 and 3 and running thence along the joint line of said lots, N. 71-48 W. 198.41 feet to an iron pin; thence N. 18-07 E. 150 feet to an iron pin at the joint rear corner of Lots 3 and 4; thence with the joint line of said lots, S. 71-49 E. 198.92 feet to an iron pin on Providence Square; thence with said Providence Square, S. 18-12 W. 150.0 feet to an iron pin, the beginning corner.

This lot is conveyed subject to restrictions recorded in Deed Book 827, at page 215 and also subject to a 20-foot utility easement across the rear of said lot as shown on said plat and to all other easements of record which affect said property.

This being the same property conveyed to the grantor by deed recorded in Deed Book 860, at page 311, in the R. M. C. Office for Greenville County.

\*Said consideration being Eight Thousand Five Hundred (\$8,500.00) Dollars in cash, and assumption of a mortgage on the property given by the within named Grantor to Carolina Federal Savings and Loan Association on 17 January 1969, said mortgage being recorded in the RMC Office for Greenville County in REM Book 1115 at page 38, and having on the date of this deed an outstanding balance of Thirty-Eight Thousand (\$38,000.00) Dollars. As part of the consideration the grantees herein expressly assume and agree to pay in full the indebtedness due on the above referenced mortgage and the accompanying note.



County Stamps Paid \$ 9.35  
See Act No.380 Section 1

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 69

SIGNED, sealed and delivered in the presence of:

EDWARD H. HEMBREE BUILDERS, INC. (SEAL)

A Corporation

By: Edward H. Hembree  
President - Edward H. Hembree  
Virginia J. Hembree  
Secretary

Thomas M. Patrick  
Renee M. Cusler

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 12 day of March 19 69

Thomas M. Patrick (SEAL)  
Notary Public for South Carolina  
my commission expires 1 Jan 71

Renee M. Cusler

RECORDED this 13 day of March 19 69 at 9:45 A. M., No. 21670

-200-543.7-1-3