

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

VOL 866 PAGE 534

APR 24 11 04 AM '69

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that KULZE, 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 Eight Thousand Five Hundred and no/100 (\$8,500.00)-----Dollars, and assumption of mortgage as set forth 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 E. Collins and Norma B. Collins, their heirs and assigns forever:

All that certain lot of land lying in Greenville County, State of South Carolina, on the southwestern side of Glenwaye Drive, near the City of Greenville, being shown as Lot 152 on a plat of Merrifield Park recorded in Plat Book 000 at page 177 and described as follows:

BEGINNING at an iron pin on the southwestern side of Glenwaye Drive at the joint front corner of Lots 151 and 152 and running thence along the joint line of said lots, S. 42-18 W. 183.7 feet to an iron pin; thence N. 37-40 W. 136.6 feet to an iron pin at the joint rear corner of Lots 152 and 153; thence with the line of said lots, N. 52-20 E. 175 feet to an iron pin on Glenwaye Drive; thence with said Drive, S. 37-40 E. 38 feet to an iron pin; thence continuing with said Drive; S. 42-42 E. 67 feet to the beginning corner. Being the same property conveyed to Kulze, Inc. by deed recorded in Deed Book

This lot is conveyed subject to restrictions recorded in Deed Book 836 at page 25, to a 10 feet drainage easement across the rear of said lot as shown on said plat and to all other easements of record which affect said property.

As part of the consideration for the foregoing conveyance, the Grantees assume and agree to pay the outstanding balance on a note and mortgage from Betty E. Kulze to Fidelity Federal Savings & Loan Association in the original sum of \$27,500.00 dated November 22, 1968, recorded in Mortgage Book 1110 at page 270 and having a present balance of \$27,500.00.

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

For True Consideration See Affidavit
Book 31 Page 109



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 23rd day of April 1969

SIGNED, sealed and delivered in the presence of:

KULZE, INC.

(SEAL)

A Corporation

By:

President

Secretary

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 23rd day of April 1969

Notary Public for South Carolina.

My Commission expires April 7, 1979

RECORDED this 24 day of April 1969, at 11:04 A. M., No. 25515

201-540.5-1-61