

TITLE TO REAL ESTATE BY A CORPORATION - Martha E. Der, Ashmore & Brissey, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

GREENVILLE CO. S. C.  
MAY 1 11 13 AM '70  
OLLIE FARNSWORTH  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Jack E. Shaw 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 -----Fourteen Thousand One

Hundred Seventeen and 80/100 (\$14,117.80)----- 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 Troy F. Griffin, Jr. and Martha H. Griffin, their heirs and assigns, forever;

All that certain piece, parcel or lot of land, situate, lying and being on the eastern side of Donington Drive, in the County of Greenville, State of South Carolina, being shown and designated as Lot 57 on a plat entitled Kingsgate, by Piedmont Engineers and Architects, 1/9/69, recorded in the RMC Office for Greenville County in Plat Book WWW, Pages 44 and 45, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the eastern side of Donington Drive, joint front corner of Lots 56 and 57, and running thence along the common line of said Lots N. 77-34 E. 158.4 feet to a point; thence S. 12011 E. 125.0 feet to a point; thence along the common line of Lots 57 and 59 S. 77-33 W. 158.1 feet; thence along the eastern side of Donington Drive S. 12-30 E. 125.0 feet to the point of beginning.

This conveyance is made subject to protective covenants, easements and rights-of-way of record.

This is the same property conveyed to the grantor herein by deed of Piedmont Land Co., Inc. dated March 18, 1969, recorded in the RMC Office for Greenville County in Deed Book 864, at Page 182.

As a part of the consideration herein, the grantees assume and agree to pay that certain mortgage in favor of First Federal Savings and Loan Association in the principal amount of \$29,500.00 recorded in Mortgage Book 1120, Page 173, and having a present principal balance due thereon of \$29,382.20.



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 whosoever 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 day of April 27<sup>th</sup> 1970.

SIGNED, sealed and delivered in the presence of:

JACK E. SHAW BUILDERS, INC. (SEAL)  
A Corporation  
By: [Signature]  
President  
Secretary

Jean B. Graham  
Shirley C. Harris

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 27<sup>th</sup> day of April 1970.

Shirley C. Harris (SEAL)  
Notary Public for South Carolina.

Jean B. Graham

My commission expires Apr. 7, 1979

RECORDED this 4<sup>th</sup> day of May 1970, at 11:13 A. M., No. #23974

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