

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

FILED  
GREENVILLE CO. S. C.

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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 Fifteen Thousand & No/100-- Dollars, and assumption of mortgage as 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

David G. McRitchie and Lillian K. McRitchie, their heirs and assigns, forever:

All that lot of land in Greenville County, South Carolina on the southern side of Shelburne Road, being shown as Lot 126 on plat entitled "A Re-Division of Lots 125 and 126 of Tully P. Babb Estate" recorded in Plat Book 4A at page 17 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds:

Beginning at an iron pin at the corner of Lot 125A and running thence with line of Lots 125A and 125, S 5-22 W 247.7 feet to an iron pin; thence S87-15 E 109 feet to an iron pin; thence N 17-04 E 267.5 feet to an iron pin on the southern side of Shelburne Road; thence with Shelburn Road S 85-15 W 131.1 feet to iron pin and N 82-38 W 35.3 feet to the point of beginning.

Being a portion of the property conveyed to the grantor by deed of Emma L. Flipkingshelt recorded in said RMC Office.

This property is conveyed subject to restrictions, easements and rights of way of record affecting said property.

As part of the consideration for this conveyance, grantees assume and agree to pay the balance of \$40,000.00 due on the mortgage held by Fidelity Federal Savings & Loan Association recorded in Vol. 1152 at page 95 in said RMC Office.



16.50

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 16 day of July 19 70.

SIGNED, sealed and delivered in the presence of:

EDWARD H. HEMBREE BUILDERS, INC. (SEAL)

A Corporation

By:

Edward H. Hembree  
President

Secretary

John S. Cheros  
Billie J. Harkston

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 16 day of July 19 70

John S. Cheros (SEAL)  
Notary Public for South Carolina.

Commission expires 8-4-79.

Billie J. Harkston

RECORDED this 17th day of July 19 70 at 11:00 A. M., No. #1393

505-269-1-75