

TITLE TO REAL ESTATE BY A CORPORATION - Mann, Foster, Ashmore & Brissey, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLIVER W. NORTH
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 Five Thousand Three Hundred

Seventy-Eight and 48/100 (\$5,378.48)-----Dollars, and assumption of the 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 Milburn L. Riley and Frankie Harrison Riley, their heirs and assigns, forever:

All that lot of land in Greenville County, State of South Carolina on the northern side of Overton Avenue being shown as Lot 1 on plat entitled Cedar Vale recorded in Plat Book 000, at Page 13 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to wit:

Beginning at an iron pin on the northern side of Overton Avenue at the joint front corner of Lot 2 and running thence with the line of Lot 2 N 23-30 E 170.3 feet to an iron pin; thence N 67-51 W 78.4 feet to an iron pin; thence N 65-47 W 21.6 feet to an iron pin; thence S. 23-30 W 169 feet to an iron pin on the northern side of Overton Avenue; thence with the northern side of Overton Avenue S 66-41 E 100 feet to the beginning corner.

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

This is one of the lots conveyed to the grantor herein by deed of Colonial Company, Inc., dated October 29, 1969 and recorded in the RMC Office for Greenville County in Deed Book 879, at Page 71.

As a part of the consideration herein the grantees assume and agree to pay that certain mortgage in favor of Carolina Federal Savings and Loan Association in the principal amount of \$20,000.00, recorded in the RMC Office for Greenville County in Mortgage Book 1141, Page 407, and having a present principal balance due thereon of \$19,621.52.



6.05

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 against the grantor and its successors and against every person whatsoever 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 30th day of July 1970.

SIGNED, sealed and delivered in the presence of:

JACK E. SHAW BUILDERS, INC.

(SEAL)

A Corporation

By:

President

Secretary

John P. Mann
Francis R. Leitke

Jack E. Shaw

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 30th day of July 1970.

Notary Public for South Carolina.

My commission expires: 5/19/79

RECORDED this 3 day of August 1970, at 10:57 A. M., No. 2626

- 308-4371-1-2