

TITLE TO REAL ESTATE BY A CORPORATION

Mann, Foster, Ashmore & Brissey, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

AUG 5 3 39 PM '70

COUNTY OF GREENVILLE

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 -----

Five Thousand and No/100 (\$5,000.00) ----- 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 Leon Smith, his heirs and assigns, forever,

All that certain piece, parcel or lot of land in Chick Springs Township, Greenville County, South Carolina, being shown and designated as Lot 8 on a plat of Lorena Park made by C. C. Jones, C.E., May 29, 1959, recorded in the RMC Office for Greenville County in Plat Book SS, at Page 171, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southwestern side of Lorena Drive, joint front corner of Lots 8 and 9, and running thence along the common line of said Lots S. 85-36 W. 143.1 feet to an iron pin; thence N. 0-15 W. 80.3 feet to an iron pin, joint rear corner of Lots 7 and 8; thence along the common line of said Lots N. 85-36 E. 148.8 feet to an iron pin on the southwestern side of Lorena Drive; thence along the said Lorena Drive S. 4-24 E. 80.0 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 Sybil M. Stewart dated August 4, 1967, recorded in the RMC Office for Greenville County in Deed Book 825, at Page 579.

As a part of the consideration herein, the grantees assume and agree to pay that certain mortgage in favor of First Federal Savings & Loan Association in the principal amount of \$12,500.00, recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1066, at Page 83, August 8, 1967, and having a present principal balance due thereon of \$12,035.18.



5.50

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 against the grantor and its successors and against every person 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 18th day of July 1970. JACK E. SHAW BUILDERS, INC.

SIGNED, sealed and delivered in the presence of:

*Paul J. Justice*  
*Francis R. Leitke*

A Corporation (SEAL)  
By: *Jack E. Shaw*  
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 18th day of July 1970.

*Paul J. Justice* (SEAL)  
Notary Public for South Carolina.

*Francis R. Leitke*

My commission expires April 7, 1979

RECORDED this 6 day of August 1970, at 3:39 P. M., No. 3055

276-732-2-24