

TITLE TO REAL ESTATE BY A CORPORATION FILED Foster, Ashmore & Brisse, Attorneys at Law, Greenville, S. C. GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE

SEP 16 11 41 PM '70 OLLIE FARNSWORTH R. H. 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 -----Ten Thousand Seven Hundred Thirteen and 78/100 -----(\$10,713.78)----- 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 Walter R. Farley and Elizabeth W. Farley, their heirs and assigns, forever;

All that certain piece, parcel or lot of land, situate, lying and being on the eastern side of Lambourn Way, in the County of Greenville, State of South Carolina, and being shown and designated as Lot 82 on plat entitled Kingsgate by Piedmont Engineers & Architects, 1/9/69, recorded in the RMC Office for Greenville County in Plat Book WW, at 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 Lambourn Way at the joint front corner of Lots 80 and 82 and running thence along Lambourn Way N. 16-35 W. 125.0 feet to a point, joint front corner of Lots 82 and 84; thence along the common line of said Lots N. 73-25 E. 159.7 feet to a point, joint rear corner of said Lots; thence S. 16-50 E. 125.0 feet to a point, joint rear corner of Lots 80 and 83; thence along the common line of said Lots S. 73-25 W. 160.4 feet to a point on the eastern side of Lambourn Way, the point of beginning.

This is the same property conveyed to the grantor herein by deed of Piedmont Land Co., Inc. dated April 23, 1970 recorded in the RMC Office for Greenville County in Deed Book 888, Page 420.

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

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 \$28,000.00, recorded in the RMC Office for Greenville County in Mortgage Book 1154, Page 294, and having a present principal balance due thereon of \$28,000.00.



12.10

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 15th day of September 1970.

SIGNED, sealed and delivered in the presence of:

JACK E. SHAW BUILDERS, INC. (SEAL)

A Corporation

By:

President

Secretary

Handwritten signatures of Charles J. Foster and Francis R. Luetke

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 15th day of September 1970.

Notary Public for South Carolina. (SEAL)

My commission expires 4/7/79

RECORDED this 16th day of September 1970, at 1:41 P. M., No. #6484

-271-5415-1-58