

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

AUG 30 1971

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARHS WORTH
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 Eight Thousand Five Hundred and No/100-----(\$8,500.00) Dollars, and the assumption of the Mortgage as referred to 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 James R. Louwers, his heirs and assigns forever

All that piece, parcel or lot of land situate in the State of South Carolina, County of Greenville, situate, lying and being on the west side of Roe Court, being known and designated as Lot 31 on a Plat of Cedar Vale Subdivision made by Piedmont Engineers & Architects, March 24, 1966, recorded in the R. M. C. Office for Greenville County, in Plat Book 000, at Page 13, and having according to said Plat, the following metes and bounds, to-wit:

Beginning at a point on the west side of Roe Court at the joint front corner of Lots 30 and 31 and running thence along the common line of said Lots N. 70-47 W. 170 feet to a point; thence running N. 19-13 E. 105 feet to a point; thence running along the common line of Lots 31 and 32 S. 70-47 E. 170 feet to a point on the west side of Roe Court; thence along said Roe Court S. 19-13 W. 105 feet to the point of beginning.

This conveyance is made subject to such easements, rights-of-way and restrictions of record or as appear on the premises.

This is the same property conveyed to the grantor herein by deed recorded in the R. M. C. Office for Greenville County in Deed Book 911, at Page 235.

As a part of the consideration herein, the grantee assumes and agrees to pay that certain mortgage in favor of Fidelity Federal Savings & Loan Association, in the principal amount of \$26,500.00, recorded in the R. M. C. Office for Greenville County in Mortgage Book 1184, at Page 318, and having a present principal balance due thereon of \$26,500.00.



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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 27th day of August 1971.

SIGNED, sealed and delivered in the presence of:

James R. Louwers
Marilyn Hartley

JACK E. SHAW BUILDERS, INC. (SEAL)
A Corporation
By: *Jack E. Shaw*
President Jack E. Shaw
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 27th day of August 1971.
Charles J. Foster (SEAL)
Notary Public for South Carolina.
My commission expires: 4/7/79

Marilyn Hartley