

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

VOL 943 PAGE 345

MAY 15 3 22 PM '72

KNOW ALL MEN BY THESE PRESENTS, that M & C REALTY COMPANY
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

Assumption of Mortgage Indebtednesses listed 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

Stobbe

M C S, LTD., its successors and assigns, forever:

ALL that piece, parcel or lot of land in the City of Greenville,
County of Greenville, State of South Carolina, situate, lying and
being on the west side of Broadus Avenue, and being known and desig-
nated as Lot No. 5, Block 1, of Boyce Addition, as shown on a plat
thereof, recorded in the R.M.C. Office for Greenville County in
Plat Book A at Pages 90 and 91, and having, according to said plat,
the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Broadus Avenue at the
joint front corner of Lots No. 4 and 5 of Block 1, and running
thence along Broadus Avenue S. 15-15 E. 100 feet to an iron pin,
joint front corner of Lots Nos. 5 and 6; thence S. 76-45 W. 220
feet to an iron pin, in the line of the property of Christ Episcopal
Church; thence N. 15-15 W. 100 feet to an iron pin; thence N. 76-45
E. 220 feet to an iron pin, the point of beginning.

This conveyance is made subject to any and all existing reservations,
easement, rights of way, zoning ordinznnces and restrictions or pro-
tective covenants that may appear of record, on the recorded plat(s)
or on the premises.

A part of the consideration of this conveyance is the assumption by
the Grantee of the mortgage indebtedness from the Grantor to Gladys
H. Simmons, which mortgage is recorded in the Office of the R.M.C.
for Greenville County, S. C., in Mortgages Book 1117, at Page 409,
on which there is a present outstanding balance due of \$31,875.00

The remaining portion of the consideration is the assumption by the
Grantee of the Mortgage indebtedness from the Grantor to Fred N.
McDonald, Herman E. Cox and H. Samuel Stilwell, in the present amount
of \$39,768.00.

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 20th day of January 19 71

SIGNED, sealed and delivered in the presence of:
Mary A. Drake
J. P. Cotton

M & C REALTY COMPANY (SEAL)
A Corporation
By: Fred N. McDonald
President
Herman E. Cox
Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, 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 20th day of January 19 71
Mary A. Drake (SEAL)
Notary Public for South Carolina. J. P. Cotton

My Commission Expires: February 28, 1978.
RECORDED this 15th day of May 1972, at 3:22 P. M., No. 31028

50-44-2-15