

Mann, Foster, Richardson & Fisher, Attorneys Greenville, S.C.  
**GREENVILLE CO. S.C.**  
 JUN 20 11 32 AM '73  
 DONNIE S. TANKERSLEY  
 R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that Golden Grove Properties, 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 Five Hundred and no/100ths (\$5,500.00) Dollars, and the assumption of the mortgage indebtedness recited hereinbelow, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Milford J. Payne and Sharon Kay Payne, their heirs and assigns, forever:

All that piece, parcel or lot of land, situate, lying and being in Grove Township, in the County of Greenville, State of South Carolina, at the northwestern corner of the intersection of S. C. Highway 20 and Golden Grove Circle, being known and designated as Lot A as shown on plat of Property of Golden Grove Properties, Inc., dated February 7, 1971, prepared by R. D. Garrison, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwestern corner of S. C. Highway 20 and Golden Grove Circle and running thence along S. C. Highway 20, N. 4-55 E. 131 feet to an iron pin at the corner of property now or formerly belonging to McBee; thence along McBee line, N. 82-05 W. 184.2 feet to an iron pin; thence S. 2-42 W. 144.7 feet to an iron pin on the northern side of Golden Grove Circle; thence along Golden Grove Circle, S. 86-22 E. 178.4 feet to the point of beginning.

This is a portion of the property conveyed to the grantor herein by deed recorded in the R. M. C. Office for Greenville County in Deed Book 901 at Page 175.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

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 \$19,000.00, recorded in the R. M. C. Office for Greenville County, in Mortgage Book 1236 at Page 115, and having a present principal balance due thereon of \$ 18,946.01



Greenville County  
 Stamps  
 Paid \$ 6.05  
 Act No. 389 Sec. 1

85-615.5-14.3(C.5+AC) OUT OF 615.5-1-4

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 19 day of June 1973.

SIGNED, sealed and delivered in the presence of:  
*Jackie Lashley*  
*Fred M. M. [Signature]*

GOLDEN GROVE PROPERTIES, INC. (SEAL)  
 A Corporation  
 By: *James Cooley*  
 President James Cooley  
 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 19 day of June 19 73  
*Fred M. M. [Signature]* (SEAL)  
 Notary Public for South Carolina.  
 My commission expires: 11/4/80

*Jackie Lashley*

RECORDED this 20th day of June 19 73, at 11:32 A. M., No 36750