

TITLE TO REAL ESTATE BY A CORPORATION, Office of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

FILED GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

AUG 24 4 55 PM '73
DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Paramount 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 Thirty-five Thousand One Hundred Sixty-eight and No/100ths Dollars, and assumption of mortgage as hereinafter set forth the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

TML CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOREVER:

All that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina containing 43.6 acres more or less and lying on the southern side of the right of way of Easley Bridge Road (U. S. Highway 123) and bounded on the southeast by Saluda River and being shown on a plat entitled "Survey of the Townes Property", dated February 14, 1973, made by Piedmont Engineers, Architects and Planners and recorded in the RMC Office for Greenville County in Plat Book 4Z at Pages 42 and 43.

Being a portion of the same property conveyed to the grantor herein by Mary T. Nyland, et al, by deeds dated June 4, 1973.

As part of the consideration herein, the grantee agrees to assume that certain mortgage given by the grantor to George F. Townes, as attorney, said mortgage being dated June 4, 1973, and recorded in the RMC Office for Greenville County in Mortgage Book 1279 at Page 725. There is a present outstanding balance owed on said mortgage of \$280,800.00.

Subject to all easements, rights of way and restrictions of record. Grantee to pay 1973 property taxes.

- 246 - 239.6 - 1 - 7

7100
Greenville County
Stamps Paid \$ 39.05
Act No. 328 S.C. A



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)' 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)' 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 23 day of August 19 73

SIGNED, sealed and delivered in the presence of:

PARAMOUNT BUILDERS, INC. (SEAL)
A Corporation

[Signature]

By: [Signature]
President

[Signature]

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 its 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 23 day of August 19 73
[Signature] (SEAL) [Signature]

Notary Public for South Carolina.
My commission expires: 11/2/78

RECORDED this 24th day of August 19 73, at 4:55 P. M., No. 5791

239.6-1-7