

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
GREENVILLE CO. S. C.  
MAR 12 9 57 AM '74  
DORRIS S. HARRIS, CLERK

VOL 995 PAGE 202

KNOW ALL MEN BY THESE PRESENTS, that Royal Ventures, 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 Forty-Six Thousand Three Hundred Forty-Five and No/100 (\$46,345.00)----- 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 Freeman Mechanical, Inc., Its Successors and Assigns Forever:

All that piece, parcel or lot of land in Greenville County, State of South Carolina, being shown and designated as a 2.62-acre tract, more or less, on plat of Property of John T. Douglas and Walter S. Griffin dated October 14, 1970, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of the Frontage Road on Interstate Highway I-85 at the joint front corner of property now or formerly of Huguenin, and running thence N. 82-05 E. along the Frontage Road, 288.4 feet, more or less, to an iron pin, joint front corner of property of the Seller; thence with the line of the Seller, S. 7-55 E. 440.4 feet to an iron pin on Brushy Creek; thence with Brushy Creek, N. 84-45 W. 11.8 feet to an iron pin; thence continuing with Brushy Creek, N. 69-50 W. 200 feet to an iron pin; thence N. 55-00 W. 250 feet to an iron pin at the corner of property now or formerly of Huguenin; thence with the property of Huguenin, N. 17-35 E. 192 feet to the point of beginning.

The Grantee herein specifically assumes and agrees to pay that certain mortgage given by T. Walter Brashier and W. Glenn Hawkins to Walter S. Griffin and the Peoples National Bank as Executor and Trustee of the Estate of John T. Douglas, Deceased, in the original amount of \$150,000.00, recorded in Mortgage Book 1263 at Page 589, and having a present principal balance of \$33,655.00.

This -being a portion of the property conveyed to the Grantor by deed recorded in the RMC Office for Greenville County in Deed Book 967 at Page 431.

This property is conveyed subject to all restrictions, zoning ordinances and easements of record or on the ground affecting subject property.



Greenville County  
Stamps  
Paid \$ 51.15  
Act No. 380 Sec. 1

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 28th day of February 1974 .

SIGNED, sealed and delivered in the presence of:

ROYAL VENTURES, INC. (SEAL)  
A Corporation  
By: *Walter Brashier*  
President  
*Donald D. Green*  
Secretary

STATE OF SOUTH CAROLINA }  
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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 28th day of February 1974 .

*Balton King* (SEAL)  
Notary Public for South Carolina  
My commission expires: 8/4/79

*Walter Brashier*

RECORDED this day of MAR 12 1974 19 , at M., No. 22538

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