

TITLE TO REAL ESTATE BY A CORPORATION, GREENVILLE, S. C. WILLIAMS & HENRY, Attorneys at Law, Greenville, S. C.

FILED
APR 2 1974
GREENVILLE, S. C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Brown Enterprises of S. C., 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 Nine Thousand and no/100 Dollars, (\$9,000.00) and the assumption of that certain mortgage 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 George R. Morgan and Eleanore P. Morgan, their heirs and assigns, forever:

ALL of that certain piece, parcel, or lot of land, situate, lying and being in the State of South Carolina, County of Greenville and being known and designated as Lot No. 47, Sunny Slopes Subdivision, Section One, according to a plat prepared of said subdivision by C.O. Riddle, Surveyor, February 8, 1971, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4R, at Page 3, to which said plat reference is craved for a more complete description. 357-506.8-1-47

Grantee to pay Greenville County property taxes for the year 1974.

The within property is conveyed subject to all easements, rights-of-way, protective covenants, subdivision restrictions and zoning ordinances of record.

This being the same property conveyed to the grantor herein by that certain deed recorded in the R.M.C. Office for Greenville County in Deed Book 992, at Page 648.

As part of the consideration for the within conveyance, the Grantees assume and agree to pay that certain mortgage over the within property given by the Grantor to Carolina Federal Savings and Loan Association of Greenville, which said mortgage is recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1300, at page 380 and on which there is a principal balance due of \$14,500.00.



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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 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 2nd day of April 1974.

SIGNED, sealed and delivered in the presence of:
Robert L. Brown
Martha J. Bigham

BROWN ENTERPRISES OF S.C., INC. (SEAL)
BY: *Robert L. Brown*
Vice-President and 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 2nd day of April 1974.
Robert L. Brown (SEAL)
Notary Public for South Carolina.
My commission expires: 4-7-80

Martha J. Bigham

RECORDED this day of APR 2 1974 at M., No. 24584

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