

FILED
GREENVILLE CO. S. C.

Mann, Foster & Richardson, Attorneys at Law, Greenville, S. C.

APR 22 10 19 AM '74

Vol 937 Page 332

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DOHIE S. TANKERSLEY
R.M.C.

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 -----
Four Thousand Six Hundred and No/100 (\$4,600.00)----- 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 Clarence Lee Shirley, his heirs and assigns, forever;

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying
and being in the State of South Carolina, County of Greenville, being known and designated as
Lot 40 on a plat of Shamrock Acres recorded in the RMC Office for Greenville County in Plat
Book YY, at Page 43, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Shamrock Circle, joint front corner of Lots
40 and 41 and running thence with the joint line of said Lots N. 57-16 E. 170 feet to an iron
pin at the corner of Lot 37; thence with the line of Lot 37 S. 16-34 E. 60 feet to an iron
pin, joint rear corner of Lots 39 and 40; thence with the joint line of said Lots S. 33-42

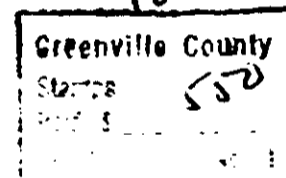
W. 153.3 feet to an iron pin on the eastern side of Shamrock Circle; thence with the eastern
side of said Shamrock Circle N. 44-36 W. 61 feet and N. 32-44 W. 59 feet to the point of
beginning.

- 305 - B 4.1 - 1 - 76

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

This is the same property conveyed to the grantor herein by deed recorded in the RMC Office
for Greenville County in Deed Book 977, at Page 302.

As a part of the consideration herein, the grantees assume and agree to pay that certain
mortgage in favor of C. Douglas Wilson & Co. in the original amount of \$16,900.00, recorded
in the RMC Office for Greenville County in Mortgage Book 1170, at Page 105, and having a
present principal balance due thereon of \$16,454.76



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 13th day of April 19 74

SIGNED, sealed and delivered in the presence of:

Grace R. Luitke
Grace R. Luitke

GOLDEN GROVE PROPERTIES, INC. (SEAL)
A Corporation

By: *James Arley*
President

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 13th day of April 19 74.

James J. DeLoach (SEAL)
Notary Public for South Carolina.

Grace R. Luitke

My commission expires: 4-7-79

RECORDED this day of APR 22 1974, at M., No. 26451

4328-RV-2