

FILED U.S.C.
21 April 1974
MANN, FOSTER & RICHARDSON
ATTORNEYS AT LAW
GREENVILLE, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 the sum of Ten thousand seven
hundred eighteen and 38/100 (\$10,718.38), and assumption of mortgage, as set forth below Dollars,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain,
sell and release unto Ernest R. Coffee, Sr. and Dianne L. Coffee, their heirs and assigns, forever:

ALL that certain piece, parcel, or lot of land, with all improvements thereon, or here-
after to be constructed thereon, situate, lying and being in the State of South Carolina,
County of Greenville, on the northeastern side of Golden Grove Circle, being known and
designated as Lot No. 10, Golden Grove Circle, as shown on a Plat entitled GOLDEN GROVE
ESTATES, dated September 7, 1971, prepared by R. D. Garrison, and recorded in the R.M.C.
Office for Greenville County, South Carolina, in Plat Book 4-R, at Page 1, and having,
according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeastern side of Golden Grove Circle, at the joint
front corner of Lots 10 and 11, and running thence with the common line of said Lots
N 21-45 E 210 feet to an iron pin; thence running S 68-15 E 120 feet to an iron pin at
the joint rear corner of Lots 9 and 10; thence with the common line of said Lots
S 21-45 W 210 feet to an iron pin on the northeastern side of Golden Grove Circle;
thence with the line of said Circle N 68-15 W 120 feet to the point of beginning.

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.

The above is the same property conveyed to the Grantor by deed recorded in Deed
Book 901 at Page 175.

As part of the consideration herein, Grantees assume and agree to pay that certain mortgage
in favor of First Federal Savings and Loan Association in the principal amount of \$26,400.00,
recorded in the R.M.C. Office for Greenville County in Mortgage Book 1264, at Page 615, and
having a present principal balance of \$26,281.62.

Grantor to pay 1974 taxes.



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 whosoever 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 12th day of April 1974.

SIGNED, sealed and delivered in the presence of:

Patricia S. Plowden
Karl J. Justice

GOLDEN GROVE PROPERTIES,

A Corporation

By:

James Cooley
President James Cooley

Secretary

(SEAL)

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 12th day of April 1974.

Karl J. Justice (SEAL)
Notary Public for South Carolina.

Patricia S. Plowden

My commission expires: 4/7/79

RECORDED this day of APR 24 1974, at M., No. 26823

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