

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that LINDSEY REAL ESTATE CO., INC. 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 One and No/100 (\$1.00) and assumption of the mortgage indebtedness setforth herein 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 JAMES C. TAYLOR, III and FRANCES M. TAYLOR, their heirs and assigns forever,

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the northern side of Fleetwood Drive and the eastern side of Cool Brook Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 26 on a plat of MAGNOLIA ACRES, made by Piedmont Engineering Service, dated February 1955, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book GG, page 133, reference to which is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the grantor by deed of Harold E. Wiles, recorded in Deed Book 1010 at page 860 and is hereby conveyed subject to rights of way, easements, conditions, restrictions and public roads reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

As a part of the consideration for this deed the grantees herein assumes and agrees to pay in full the indebtedness due on a note and mortgage given by Harold E. Wiles to Carolina National Mortgage Investment Co., Inc., in the original sum of \$22,500.00, recorded in Mortgage-Book 1218, page 161, which has a present balance of \$21,802.75 due.

The grantees agrees to pay Greenville County property taxes for the tax year 1975 and subsequent years.

The grantor hereby transfers, setover and assigns all sums held in escrow by the above mortgagee unto the grantee

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 of 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 12 day of December 1974

Signed, sealed and delivered in the presence of:

Paul F. Baker
J. M. Dillard

LINDSEY REAL ESTATE CO., INC. (SEAL)
(A Corporation)
By: Jimmy J. Lindsey President
and J. M. Dillard Secretary

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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 12 day of December 19 74
J. M. Dillard (SEAL)

Notary Public for South Carolina. 9/17/79
My commission expires

Paul F. Baker

RECORDED this day of DEC 19 1974 19 at 9:14 A. M., No. 15014

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