

TITLE TO REAL ESTATE BY A CORPORATION

va 1015 756

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that LEAKE & GARRETT, INC.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville County, State of South Carolina, in consideration of NINE THOUSAND AND 00/100----- (\$9,000.00)-----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 GEORGE O'SHIELDS BUILDERS, INC., ITS SUCCESSORS & ASSIGNS FOREVER:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Mauldin, being known as Lots 52 and 53 on a Plat of Bishop Heights, prepared by Ethan C. Allen, RLS, dated January, 1966 and recorded in the RMC Office for Greenville County in Plat Book BBB, page 171, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern edge of Ashmore Bridge Road, at the joint front corner of lots 53 and 54 and running thence along the northwestern edge of Ashmore Bridge Road, N. 32-31 E., 200 feet to an iron pin at the joint front corner of lots 51 and 52; thence with the joint line of lots 51 and 52, N. 57-29 W., 225 feet to an iron pin; thence S. 32-31 W., 200 feet to an iron pin at the joint rear corner of lots 53 and 54, S. 57-29 E., 225 feet to an iron pin on the northwestern edge of Ashmore Bridge Road, being the point of beginning.

This is the identical property conveyed to the Grantor by deed recorded in the RMC Office for Greenville County in deed book 1013 at page 555 by deed of Frank P. McGowan, Jr., as Master in Equity for Greenville County.

This conveyance is subject to restrictive covenants of record and to any easements or rights of way affecting same.

797-M74-1-51452



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 grantees, and the grantees' 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 grantees and the grantees' 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 19th day of March 1975 SIGNED, sealed and delivered in the presence of

Stewart C. [Signature]
[Signature]

LEAKE & GARRETT INC. SEAL
A Corporation
By *Frank S. Leake, Jr.*
President Frank S. Leake, Jr.
G. Sidney Garrett
Secretary G. Sidney Garrett

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 its 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 19th day of March 1975.

Stewart C. [Signature] SEAL

Notary Public for South Carolina.
My commission expires: 10/20/79

RECORDED this _____ day of MAR 20 1975 19 _____ at _____ P. M., No. 21759

BBB

4328 RV-2