

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 Six Thousand Four Hundred and No/100 (\$6,400.00) 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 Kenneth M. Shirley and Judith F. Shirley, their heirs and assigns forever:

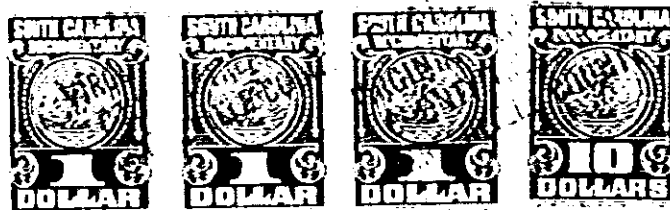
All that certain piece, parcel or lot of land, situate, lying and being on the northern side of Golden Grove Circle, in the County of Greenville, State of South Carolina, being a portion of Lot 29, Golden Grove Estates, Section I, plat of which is recorded in the RMC Office for Greenville County in Plat Book 4-R, Page 1, and having the following metes and bounds, to-wit:

Beginning at a point on the northern side of Golden Grove Circle, 168.6 feet in a westerly direction from an iron pin at the joint front corner of Lots 28 and 29, and running thence along the line of Lot 30 N. 52-44 E. 26 feet to a point; thence still with the line of Lot 30 N. 24-16 E. 60 feet to a point; thence N. 8-58 E. 90.5 feet to a point, joint rear corner of Lots 29 and 30; thence along the line of Lot 32 S. 64-36 E. 165.0 feet to an iron pin; thence along the joint line of Lots 28 and 29 S. 19-01 W. 166.4 feet to an iron pin on the northern side of Golden Grove Circle; thence along the said Golden Grove Circle N. 67-46 W. 83.6 feet to an iron pin; thence still along the said Golden Grove Circle N. 64-36 W. 85 feet to the point of beginning.

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

This is a portion of that property conveyed to the grantor herein by deed recorded in the RMC Office for Greenville County, South Carolina in Deed Book 901, at Page 175.

As a part of the consideration herein, the grantees specifically 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 RMC Office for Greenville County, South Carolina in Mortgage Book 1292, at Page 280, and having a present principal balance due thereon of \$25,600.00.



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 20<sup>th</sup> day of May 19 75.

SIGNED, sealed and delivered in the presence of:

*James J. Douglas*  
*Billy M. Boyman*

GOLDEN GROVE PROPERTIES, INC. (SEAL)  
A Corporation  
By: *James J. Douglas*  
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 20<sup>th</sup> day of May 19 75.

*James J. Douglas* (SEAL)  
Notary Public for South Carolina.

My commission expires: 4/7/79

RECORDED this day of MAY 21 1975 at 11:01 A. M., No. 22,01

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