

TITLE TO REAL ESTATE BY A CORPORATION
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that **GEORGE O'SHIELDS BUILDERS, INC.**

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at City of Mauldin, State of South Carolina, in consideration of

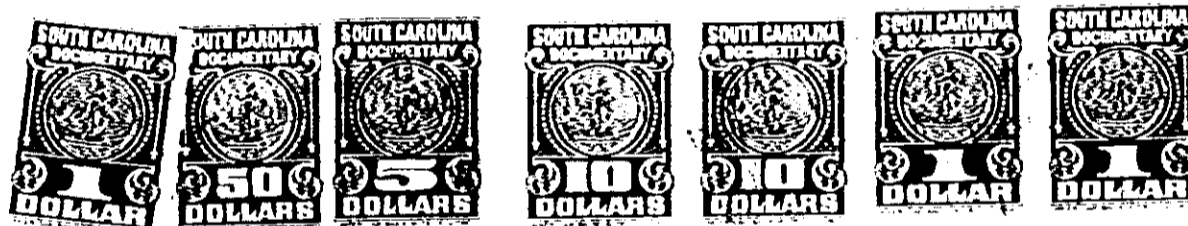
THIRTY-EIGHT THOUSAND NINE HUNDRED FIFTY & 00/100-----(\$38,950.00)--- Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto **FRANCIS JOHN MITCHELL & GAIL ANN MITCHELL, THEIR HEIRS & ASSIGNS FOREVER:**

ALL that certain piece, parcel or lot of land, located, lying and being in the City of Simpsonville, Greenville County, South Carolina, being shown and designated as Lot no. 51 on plat entitled "Section 1, Powderhorn," dated July 26, 1973, most recently revised March 1, 1974, prepared by Piedmont Engineers and Architects, recorded in the RMC Office for Greenville County in plat book 4X at page 95 and a more recent plat of Property of Frances J. Mitchell and Gail A. Mitchell, prepared by Freeland & Associates, dated October 6, 1975, and having, according to the most recent plat, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Canebreak Lane, at the joint front corner of lots 50 and 51 and running thence along the joint line of said lots, S. 39-46 E., 160.0 feet to a point at the joint rear corner of said lots; thence S. 53-16 W., 95.8 feet to a point at the joint rear corner of lots 51 and 52; thence, along the joint line of said lots, N. 30-39 W., 160.0 feet to a point on Canebreak Lane; thence, along said street, N. 52-43 E., 70.0 feet to the point and place of beginning.

This is the identical property conveyed to the grantor by deed recorded in deed book 1014 at page 70 in the RMC Office for Greenville County, S.C.

This conveyance is made subject to restrictive covenants of record and to any easements or rights of way affecting the above described property.



75.00
42.50

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 7th day of October 19 75

SIGNED, sealed and delivered in the presence of: **George O'Shields Builders, Inc.** (SEAL)

Justin C. Latimer
Marianne Thompson

A Corporation
By: *George O'Shields*
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 7th day of October 19 75.

Justin C. Latimer (SEAL)
Notary Public for South Carolina.
My commission expires: 10/20/79

Marianne Thompson

RECORDED this day of OCT 8 1975 at 3:19 P. M., No. 9496

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