

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

7 3 34 1975
EDWIN S. TAMMERSLEY
REC'D

VEL 1026 PAGE 961

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 -----Nine Thousand Seven Hundred Seventy One and 17/100 (\$9,771.17) ----- 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 Emerson D. Sturgill and Barbara E. Sturgill, their heirs and assigns, forever;

All that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot 31 on a plat of Sec. #1, Golden Grove Estates, made by R. D. Garrison, 12/31/71, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-R, Page 1, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the southern side of Golden Grove Circle, joint front corner of Lots 31 and 32, and running thence along the common line of said Lots S. 25-06 W. 167.6 feet to a point; thence along the common line of Lots 30 and 31 N. 64-36 W. 165.0 feet to a point on the eastern side of Golden Grove Circle; thence along the said Golden Grove Circle N. 25-24 E. 105 feet to an iron pin; thence following the curve of said Golden Grove Circle, the chord of which is N. 68-13 E., 73.3 feet to an iron pin; thence along the southern side of Golden Grove Circle S. 68-59 E. 114.6 feet to an iron pin, 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 the same property conveyed to the grantor herein by deed of David Earl Hooper, et al recorded in the RMC Office for Greenville County, South Carolina in Deed Book 901, at Page 175.

91-615.5-1-57

As a part of the consideration herein, the grantees assume and agree to pay that certain mortgage in favor of First Federal Savings and Loan Association in the principal amount of \$27,650.00, recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1270, at Page 898, and having a present principal balance due thereon of \$27,228.93.



Greenville County
Stamps
Paid \$ 11.00
Act No. 380 Sec. 1

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 6th day of November 19 75.

SIGNED, sealed and delivered in the presence of:

David J. [Signature]
Frances R. Luetke

GOLDEN GROVE PROPERTIES, INC. (SEAL)
A Corporation
By: *[Signature]*
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 6th day of November 19 75.
[Signature] (SEAL)
Notary Public for South Carolina.

Frances R. Luetke

My commission expires: 4/7/79

RECORDED this day of NOV 7 1975 19, at 3:34 P. M., No. 12719

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