

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

VEL 1028 TAB 521

KNOW ALL MEN BY THESE PRESENTS, that Charter Oaks, Ltd.,  
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 One and No/100 Dollars and  
satisfaction of mortgage set out 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 First Federal Savings and Loan Association of Greenville, S. C., its successors and  
and assigns forever:

All those pieces, parcels or units of Charter Oaks Horizontal Property  
Regime as is more fully described in Master Deed dated May 8, 1974 and recorded  
in the RMC Office for Greenville County in Deed Volume 998, at Page 437 which  
units are identified as Numbers 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 20, 21, 22, 23 and  
24.

It is the intention of this deed to convey all of the right, title and interest of the  
grantor in Charter Oaks Horizontal Property Regime unto the grantee, its successors  
and assigns. Said conveyance includes but is not limited to the grantor's interest in  
all units, limited common elements and common elements as set out in said Master Deed,  
together with grantor's rights as developer of said condominium, rights as member,  
officer or director of Charter Oaks Owner's Association, Inc., rights to any and all  
insurance policies, funds, escrow accounts, or the rights or property as set out in  
said Master Deed. In this connection grantee is hereby given the power of attorney to  
execute any documents as may be required to affect such transfer.

The consideration for this deed is the satisfaction of a note and mortgage executed  
by the grantor to the grantee on March 24, 1975 in the original sum of \$619,300.00  
which mortgage is recorded in the RMC Office for Greenville County in Mortgage Book  
1335 at Page 413. It is intended that this be a deed absolute and the grantor has no  
further interest in the above mentioned property. The balance on the above mortgage  
is \$611,404.25.



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 13<sup>th</sup> day of November 1975.

SIGNED, sealed and delivered in the presence of:

CHARTER OAKS, LTD.

(SEAL)

A Corporation

By:

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 Cor-  
poration, 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 13<sup>th</sup> day of November 1975

Notary Public for South Carolina.

RECORDED this 20 day of NOV 20 1975 at 1:30 P. M., No. 13448

0.521

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