

JAN 9 4 01 PM '76

TITLE TO REAL ESTATE - CORPORATION R.M.C. John M. Dillard, P.A., Greenville, S.C.

Vol 1030 Page 07

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that DAVIDSON ENTERPRISES, INC. 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 exchange of property valued at \$10,500.00 and assumption of the mortgage indebtedness as set forth 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 WILLIAM M. LAUGHRIDGE and TRUDIE D. LAUGHRIDGE, their heirs and assigns, forever:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the northern corner of the intersection of Shetland Way with Morgan Court, in Greenville County, South Carolina, being shown and designated as Lot No. 12 on a plat of RIVER DOWNS, made by Piedmont Engineers, Architects and Planners, dated July 17, 1974, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-R at page 75, reference to which plat is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to the Grantor by deed of Southland Properties, Inc., recorded in Deed Book 1025, page 44 and is hereby conveyed subject to the rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the grounds affecting said property.

— 195 - 535.4 - 1 - 12

The Grantees agree and assume to pay Greenville County property taxes for the tax year 1976 and subsequent years.

As a part of the consideration of this deed, the Grantees agree and assume to pay in full the indebtedness due on a note and mortgage covering the above described property given to Fidelity Federal Savings & Loan Association, dated September 25, 1975 in the original sum of \$39,000.00, recorded in the RMC Office for said county and state in Mortgage Book 1349, page 950, which has a present balance due in the sum of \$38,000.00.



21.00
Greenville County
11.55

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 of 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 9th day of January 1976

Signed, sealed and delivered in the presence of:

Constance H. Mc Bride

Jack H. Mitchell III

DAVIDSON ENTERPRISES, INC. (SEAL)

(A Corporation)

By: N. Dean Davidson President

and 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 9th day of January 19 76

Constance H. Mc Bride (SEAL)

Notary Public for South Carolina.

My commission expires

5/22/80

Jack H. Mitchell III

Jack H. Mitchell, III

RECORDED this 9th day of JAN 9 1976 19 at 4:01 P. M., No. 17607

4328 RV-2