

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

JAN 27 2 45 PM '76

DONNIE S. TANKERSLEY
R.M.C.

Vol 1030 Pgs 715

KNOW ALL MEN BY THESE PRESENTS, that Bob Maxwell Builders, 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 Twelve Thousand and No/100 (\$12,000.00)----- 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 David V. Orr and Virginia H. Orr, their heirs and assigns forever,

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina being shown and designated as Lot No. 49 on plat of Dove Tree made by Piedmont Engineers & Architects dated September 18, 1972 and revised March 29, 1973 recorded in the RMC Office for Greenville County in Plat book 4X at Pages 21,22 and 23. According to said plat last-mentioned, the property is described as follows:

BEGINNING at an iron pin on Dewberry Lane at the joint front corner of Lots 49 and 50 and running thence along the line of said two lots S. 43-02 W. 156.9 feet to an iron pin in the line of Lot 48; thence with line of Lot 48 N. 55-55 W. 96.6 feet to an iron pin on the turn-around of Rosebay Drive; thence with curve of said turn-around N. 12-30 W. 29.8 feet; thence continuing with Rosebay Drive N. 37-15 E. 135.6 feet to an iron pin at the intersection of Dewberry Lane; thence with curve of said intersection N. 84-15 E. 34.1 feet on Dewberry Lane; thence with said Lane S. 48-45 E. 90.3 feet to an iron pin; thence continuing with said Lane S. 51-31 E. 20.0 feet to an iron pin, the point of beginning.

-195-540.10-1-53

The property conveyed herewith is conveyed subject to all easements, restrictions and rights of way of record and on the ground.

As part of the above stated consideration the grantee assumes and agrees to pay that certain mortgage of the grantor to First Federal Savings & Loan Association in the original amount of \$40,000.00 recorded in Mortgage Book 1349 at Page 795 and having a present balance due thereon of \$40,000.00.



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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 23 day of January 19 76

SIGNED, sealed and delivered in the presence of:

BOB MAXWELL BUILDERS, INC. (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 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 23 day of January 1976.

S. Gray Wald (SEAL)
Notary Public for South Carolina.

My commission expires: 2/2/79

RECORDED this _____ day of JAN 27 1976 19, at 2:45 P. M., No. 15018

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