

John P. Mann, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

FEB 13 11 30 AM '76
DOWNE S. TANNER SLEY
REC'D

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KNOW ALL MEN BY THESE PRESENTS, that J & B BUILDERS & DEVELOPERS, 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 Ten and no/100 (\$10.00) Dollars

and assumption of mortgages hereinbelow set out ~~XXXXXs~~
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain,
sell and release unto JENNIE H. BRAY, her heirs and assigns, forever:

All that piece, parcel or lot of land situate, lying and being on the southwestern side of
Fork Shoals Road in the County of Greenville, State of South Carolina, and being known and
designated as Lot No. 10 on Plat entitled "Section 1, Jenkins Estates, Southwest", prepared
by C. O. Riddle, dated February 1972, and recorded in the RMC Office for Greenville County
in Plat Book 4-M, at Page 197, and having, according to said Plat, the following metes
and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Fork Shoals Road at the joint front
corner of Lots Nos. 9 and 10 and running thence with said Road S. 25-09 E 170.4 feet to
an iron pin; thence S. 63-36 W. 274.4 feet to an iron pin; thence N. 26-24 W. 170 feet
to an iron pin at the joint rear corner of Lots Nos. 9 and 10; thence with the common line
of said Lots N. 63-36 E. 278.1 feet to the point of beginning.

This conveyance is 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 Grantor by deed recorded in the RMC Office for
Greenville County in Deed Book 966, at Page 164.

As a part of the consideration for the within conveyance the Grantee herein expressly
agrees to assume and pay that certain mortgage given to Fountain Inn Federal Savings &
Loan Association in the original amount of \$19,600.00, recorded in the RMC Office for
Greenville County in Mortgage Book 1265, at Page 279, and having a current principal
balance of \$19,167.16, and also the pro-rata portion of mortgage given to Citizens &
Southern National Bank in the original amount of \$10,000.00, recorded in said RMC
Office in Mortgage Book 1339, at Page 533, said pro-rata portion being \$2,500.00.

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 10th day of November 1975.

SIGNED, sealed and delivered in the presence of:

John P. Mann
Patricia S. Plowden

J & B BUILDERS & DEVELOPERS, INC. (SEAL)

A Corporation

By:

Jennie H. Bray

President

William R. Bray

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 10th day of November 1975.

John P. Mann (SEAL)
Notary Public for South Carolina.

Patricia S. Plowden

My commission expires: 5/19/79

RECORDED this day of FEB 13 1976, at 11:30 A. M., No. 24562

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