

TITLE TO REAL ESTATE BY A CORPORATION
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
APR 22 12 45 PM '76
DANNIE S. TAYLOR
R.M.C.

Vol 1035 No 111

KNOW ALL MEN BY THESE PRESENTS, that George O'Shields 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 Six Thousand Seven Hundred
Ninety-Six and 24/100-----(\$6,796.24)-----Dollars,
and assumption of mortgage as 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 George P. Fox, Jr. and Mary Jo G. Fox, their heirs and assigns forever;

All that piece, parcel or lot of land in the County of Greenville, State of South Carolina,
situate, lying and being on the eastern side of Balfer Drive and being known and designated
as Lot No. 96 of WADE HAMPTON GARDENS Subdivision, Section III, plat of which is recorded in
the RMC Office for Greenville County in Plat Book YY at Page 179, and having, according
to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Balfter Drive at the joint front corner
of Lots 95 and 96 and running thence along the eastern side of said Drive, N.03-06 E. 115
feet to an iron pin at the corner of Lot 97; thence with the line of Lot 97, S.82-47 E.
165.8 feet to an iron pin on the line of Lot 121; thence along the line of Lot 121,
S.12-14 W. 61.6 feet to an iron pin at the corner of Lot 123; thence with the line of
Lot 123, S.52-11 W. 60.8 feet to an iron pin at the rear corner of Lot 123; thence with
the line of Lot 123, N.88-13 W. 110 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances,
easements and rights-of-way appearing on the property and/or of record.

The Grantees herein assume and agree to pay that certain mortgage to First Federal
Savings & Loan Association recorded in the RMC Office for Greenville County in Mortgage
Book 1351 at Page 750, in the original amount of \$28,800.00 and having a present balance
of \$28,703.76.

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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 22nd day of April 19 76.

SIGNED, sealed and delivered in the presence of:

Thomas B. Buring
Kathy H. Buring

GEORGE O'SHIELDS BUILDERS, INC. (SEAL)
A Corporation
By: George O'Shields
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 22nd day of April 1976.
Thomas B. Buring (SEAL)
Notary Public for South Carolina.
My Commission expires 4/7/79.

Kathy H. Buring

RECORDED this day of APR 22 1976 at 12:45 P. M., No. 271-141-1-96

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