

DEED TO REAL ESTATE - CORPORATION FORM John M. Dilig, P.A., Greenville, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that **WM. GOLDSMITH CO.**
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 **Two Thousand and assumption of mortgage**
indebtedness hereinbelow set forth (\$2,000.00) ----- 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 **GAVIN ENTERPRISES, a General Partnership under written agreement**
dated May 1, 1976, its successors and assigns,

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the northwestern side of Mayo Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 94, on a plat of **PARAMOUNT PARK**, made by Piedmont Engineering Service, dated July 1949, recorded in Plat Book W, page 57, reference to which plat is hereby craved for the metes and bounds thereof.

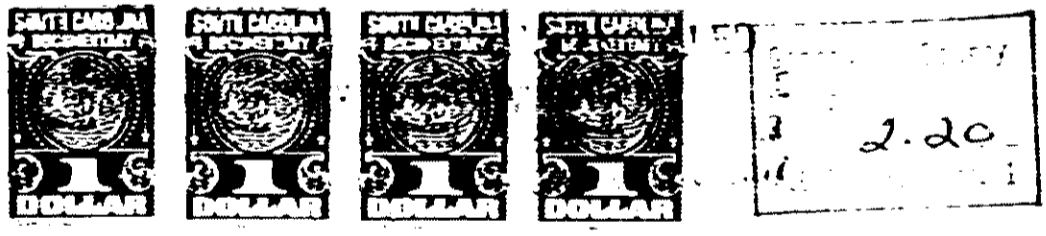
The above property is the same conveyed to the grantor herein by deed of John F. Kuykendall recorded in the R. M. C. Office for Greenville County, S.C., in Deed Book 1034 at page 950, and is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

-159-MIS.3-4-31

As a part of the consideration of this deed the grantee agrees and assumes to pay in full the indebtedness due on the note and mortgage covering the above described property given to Collateral Investment Company dated August 30, 1967, in the original sum of \$11,300.00 recorded in Mortgage Book 1067, page 701, which has a present balance due in the sum of \$9,706.30.

As a further part of the consideration of this deed, the grantor hereby assigns, transfers and setover unto the grantee all his right, title and interest in and to any escrow deposits maintained by the mortgagee in connection with the mortgage loan referred to above.

Gavin Enterprises is a general partnership organized and existing under the laws of the State of South Carolina pursuant to written agreement between the partners therein dated May 1, 1976 and title to the above described property is hereby taken in the name of said partnership pursuant to said agreement.



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 **5th** day of **May** 19 **76**

Signed, sealed and delivered in the presence of:
Paul H. Mitchell _____ **WM. GOLDSMITH CO.** (SEAL)
Alex S. Pudman _____ (A Corporation)
By *Paul S. Goldsmith* _____ 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 **5th** day of **May** 19 **76**
Alex S. Pudman _____ (SEAL) *Paul H. Mitchell* _____
Notary Public for South Carolina

RECORDED this _____ day of **MAY 10 1976** 19 _____ at **9:39** A. M., No. _____

1035 971

4328 W. 2