

TITLE TO REAL ESTATE BY A CORPORATION

Vol 1045 Page 218

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

8 2 2 9 2 8

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 Nine Thousand Nine Hundred Ninety-two and 36/100-----Dollars, and the assumption of a 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 Charles S. Rice, Jr. and Pamala L. Rice, their heirs and assigns, forever:

ALL that piece, parcel or lot of land situate, lying and being in the City of Mauldin, Greenville County, South Carolina, known and designated as lot 16 on a plat of Section No. IV, Knollwood Heights, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4N at Page 74 and having, according to said plat, the following metes and bounds:

1 0 0 A S

BEGINNING at a point on the northern edge of Kingsley Drive at the joint front corner of lots 15 and 16 and running thence along a line of lot 15 N. 19-29 W. 162.95 feet to a point; thence along a line of lot 11 N. 47-52 E. 60.0 feet to a point; thence along a line of lot 10 N. 37-41 E. 99.2 feet to a point; thence along a line of lot 17 S. 14-50 E. 235.0 feet to a point on the northern edge of Kingsley Drive; thence along the northern edge of said drive S. 65-30 W. 80.0 feet to a point; thence continuing along the northern edge of said drive S. 72-30 W. 40.0 feet to the beginning corner, and being the same property conveyed by Carolina Land Co., Inc. to George O'Shields Builders, Inc. by a deed dated February 24, 1976, and recorded February 27, 1976, in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1032 at Page 188.

-799-M18.1-1-116

As a part of the consideration for this conveyance, Charles S. Rice, Jr. and Pamala L. Rice assume and agree to pay the balance of \$34,957.64 due on a note and mortgage executed by George O'Shields Builders, Inc. to United Federal Savings and Loan Association of Fountain Inn, S.C., in the original sum of \$35,000.00, the mortgage being recorded in said R.M.C. Office on June 11, 1976, in Mortgage Book 1369 at Page 958.

This property is subject to existing easements, restrictions and rights of way upon or affecting said property.

The mailing address of Charles S. Rice, Jr. and Pamala L. Rice is 113 Kingsley Drive, Mauldin, S.C. 29662.



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 28th day of October 1976.

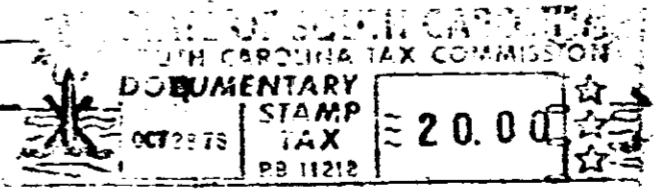
SIGNED, sealed and delivered in the presence of:

*E. Randolph Stone*  
*Carol L. Burger*

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 Corporation, by its duly authorized officers, sign, seal and as its 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 28th day of October 1976

*E. Randolph Stone* (SEAL) *Carol L. Burger*

Notary Public for South Carolina.  
My commission expires: 1-4-81

RECORDED this day of OCT 28 1976 at 4:56 P. M., No. 11711

1045 218

4328 RV-2