

TITLE TO REAL ESTATE BY A CORPORATION

FILED GREENVILLE CO. S. C.

VOL 1049 PAGE 64

JAN 4 4 55 PM '76

DONNE S. TANKERSLEY R.M.C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE

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 Mauldin, State of South Carolina, in consideration of TEN THOUSAND ONE HUNDRED TWO

5 AND 60/100 --- (\$10,102.60) ----- Dollars,
6 and assumption of mortgage as hereinafter stated.
76 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 C. PAYNE, JR. AND EILEEN G. PAYNE, THEIR HEIRS AND ASSIGNS FOREVER:

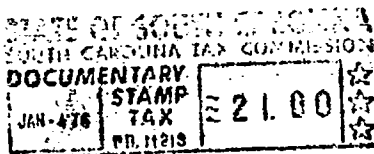
4E ALL that piece, parcel or lot of land situate, lying and being in the Town of Mauldin, Greenville County, South Carolina, on the southern side of Knollwood Drive and being known and designated as Lot 5 on a plat of Section No. IV, Knollwood Heights, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4N at Page 74 and having, according to said plat, the following metes and bounds:

200M BEGINNING at a point on the southern edge of Knollwood Drive at the joint front corner of lots 5 and 6 and running thence along a line of lot 6, S. 13-57 E., 182.0 feet to a point; thence along a line of lots 9 and 8, S. 72-41 W., 110.0 feet to a point; thence along a line of lot 4, N. 13-57 W., 181.25 feet to a point on the southern edge of Knollwood Drive; thence along the southern edge of Knollwood Drive, N. 72-18 E., 110.0 feet to the beginning corner. -799-M8.1-1-105

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

This is the same property conveyed to grantor by Deed of Carolina Land Co., Inc. recorded October 10, 1975 in Deed Book 1025 at Page 630 of the RMC Office for Greenville County.

As part of the consideration grantees agree to assume and pay the balance due on that certain mortgage from grantor to Fidelity Federal Savings and Loan Association in the original amount of \$40,000.00 recorded October 10, 1975 in REM Book 1350 at Page 889 of the RMC Office for Greenville County upon which there is a present balance of \$39,797.40.



Grantee's address:

George C. Payne, Jr. & Eileen G. Payne
403 Knollwood Drive
Mauldin, South Carolina
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)' 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)' 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 30 day of December 19 76.

SIGNED, sealed and delivered in the presence of:

GEORGE O'SHIELDS BUILDERS, INC. (SEAL)

A Corporation

By:

Handwritten signatures of Sandra Barbrey and another person.

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 30 day of December 19 76.

Handwritten signature of Notary Public for South Carolina, (SEAL)

Notary Public for South Carolina. My commission expires: 10/20/79

RECORDED this 4th day of January 19 77, at 4:55 P/ M., No. 17866

m. 1. 3

Vertical stamp on the right edge of the page: 4328 (N-2)