

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

JAN 23 10 47 AM '77

JOHNIE S. STANFORD  
NOTARY

KNOW ALL MEN BY THESE PRESENTS, that Golden Grove Properties, 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 -----Five Thousand and No/100

and assumption of mortgage set out below, (\$5,000.00)----- 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 James Louis Burnside, his heirs and assigns, forever;

All that certain piece, parcel or lot of land, situate, lying and being on the west side of Sandra Street, in the County of Greenville, State of South Carolina, being known and designated as Lot 56, Sec. 1 of Rockvale, on a plat thereof made by J. Mac Richardson, Oct., 1968, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book QQ, at Page 108, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the west side of Sandra Street at the joint front corner of Lots 56 and 57 and running thence along the common line of said Lots S. 88-02 W. 160 feet to a point; thence along the line of Lot 45 N. 1-58 W. 75 feet to a point; thence along the common line of Lots 55 and 56 N. 88-02 E. 160 feet to a point on the west side of Sandra Street; thence along the said Sandra Street S. 1-58 E. 75 feet to the point of beginning.

This conveyance is made subject to all protective covenants, setback lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above-described property.

This is the same property conveyed to the grantor herein by deed of Edward and Anna J. Sturgill by deed recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1026, at Page 967, on November 7, 1975.

As a part of the consideration herein, the grantee specifically assumes and agrees to pay that certain mortgage in favor of First Federal Savings and Loan Association in the principal amount of \$17,600.00, recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1353, at Page 102, and having a present principal balance due thereon of \$17,000.00.

GRANTEE: JAMES LOUIS BURNSIDE  
56 Sandra Street  
Route 5  
Piedmont, South Carolina 29673



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 25th day of January 1977.

SIGNED, sealed and delivered in the presence of:

GOLDEN GROVE PROPERTIES, INC. SEAL

A Corporation

By:

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 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 25th day of January 1977.

Notary Public for South Carolina.

My commission expires:

4/7/79

RECORDED this day of JAN 23 1977 19 at 10:47 A. M. No. 1050-218

332  
29  
2007

1050-218

1050-218