

Mann, Foster, Richardson & Fisher, Attorneys at Law
GREENVILLE CO. S. C.
Mar 15 10 36 AM '77
DONNIE S. TANKERSLEY
R.M.C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Jack E. Shaw 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 -----

One and No/100 (\$1.00)----- Dollars,
and assumption of mortgage 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 Jimmy L. Stephens and Deborah G. Stephens, their heirs and assigns, forever;

All that certain piece, parcel or lot of land, situate, lying and being on the northeastern
side of Birnam Court, in the County of Greenville, State of South Carolina, being known and
designated as Lot 5 on a plat of Birnam Woods, made by R. B. Bruce, RLS, 4/19/73, recorded
in the RMC Office for Greenville County, South Carolina in Plat Book 5-D, at Page 56, and
having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the southeastern side of Unnamed Street at the joint corner of Lot
5 and property of Mountain Brook Subdivision, and running thence along the common line of
said Lot 5 with Mountain Brook Subdivision S. 8-02 E. 175 feet to an iron pin; thence along
the common line of Lots 4 and 5 S. 80-17 W. 204.3 feet to an iron pin on the northeastern
side of Birnam Court; thence along the said Birnam Court N. 8-28 W. 110 feet to an iron pin;
thence N. 5-36 W. 16 feet to an iron pin; thence following the curve of the intersection of
Birnam Court with Unnamed Street, the chord of which is N. 34-0 E., 38.5 feet to an iron pin;
thence along the said Unnamed Street N. 73-36 E. 181.3 feet to the point of beginning.

This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordi-
nances, 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 Jimmy L. Stephens
recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1034, at Page
7796, on April 2, 1976. — 200 - 540.8 - 1 - 90

As a part of the consideration herein, the Grantees specifically assume and agree to pay
that certain mortgage in favor of First Federal Savings and Loan Association in the prin-
cipal amount of \$40,000.00, recorded in the RMC Office for Greenville County, South
Carolina in Mortgage Book 1364, at Page 18, and having a present principal amount due
thereon of \$40,000.00.

GRANTEE: Jimmy L. Stephens and Deborah G. Stephens
14 Birnam Court
Greenville, S. C. 29615

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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 10th day of March 1977.

SIGNED, sealed and delivered in the presence of:
JACK E. SHAW BUILDERS, INC. (SEAL)
A Corporation
By: *[Signature]*
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 10th day of March 1977.
[Signature] (SEAL) *[Signature]*
Notary Public for South Carolina.

My commission expires: 4/7/79- 2-4-86

RECORDED this day of MAR 16 1977 19, at 10:36 A. M., No. 21761

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