

TITLE TO REAL ESTATE BY A CORPORATION - Love, Thornton, Arnold & Thomason, 410 E. Washington St., Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

Grantee(s) Address: James W. and Anita R. Hutchison  
207 Rosebay Drive  
Greenville, S. C. 29607

1650 68

KNOW ALL MEN BY THESE PRESENTS, that Threatt-Maxwell Enterprises, 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

Nineteen thousand seven hundred forty-two and 62/100ths-----(\$19,742.62) and Dollars, the receipt of which is hereby acknowledged, has granted, assumed, sold, and released, and by these presents does grant, bargain, sell and release unto James W. Hutchison and Anita R. Hutchison, their heirs and assigns forever:

All that certain piece, parcel or pt of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 36 on Plat of Dove Tree made by Piedmont Engineers & Architects dated September 18, 1972 and recorded in the RMC Office for Greenville County in Plat Book 4-X at Pages 21, 22 and 23. According to said plat, the property is more fully described as follows:

Beginning at an iron pin on Rosebay Drive at the joint front corner of Lots 35 and 36 and running thence along the joint line of said Lots, N 20-19 W 160.0 feet to an iron pin at the corner of property now or formerly owned by Abercrombie; thence with said Abercrombie line S 69-41 W 125.0 feet to an iron pin at the joint rear corner of Lot 36 and 37; thence S 20-19 E 160.0 feet to an iron pin on Rosebay Drive; thence with said Drive, N 69-41 E 125.0 feet to an iron pin, the point of beginning.

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

This is the same property conveyed to the Grantor herein by deed recorded in Deed Book 1022 at Page 849 in the RMC Office for Greenville County from Dove Tree Realty on August 16, 1975.

As a part of the above stated consideration, the Grantees herein assume and agree to pay the balance due on that certain mortgage of Threatt-Maxwell Enterprises to First Federal Savings and Loan Association dated August 18, 1975, in the original amount of \$52,000.00 and recorded in the RMC Office for Greenville County in Real Estate Mortgage Book 1346 at Page 505 on August 19, 1975. Said mortgage having a present balance of \$51,757.38.

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 21st day of April 19 77.

SIGNED, sealed and delivered in the presence of:

THREATT-MAXWELL ENTERPRISES, 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 21st day of April 19 77

A. Gray Walsh (SEAL)  
Notary Public for South Carolina.

Cleo L. Lee

My commission expires: 9/2/79

RECORDED this 21 st day of April 19 77, at  
at 2:43 P.M.

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