

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

VOL 1056 PAGE 516

MAY 13 11 02 AM '77

KNOW ALL MEN BY THESE PRESENTS, that S. T. JACKSON 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 Nineteen Thousand Five Hundred and No/100 (19,500.00) 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 Charles S. Smith, III and Virginia Kay Smith, their heirs and assigns, forever;

All that certain piece, parcel or lot of land, situate, lying and being on the northeastern side of Old Town Way, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 39 as shown on plat entitled Holly Tree Plantation, dated May 28, 1973, prepared by Enwright Associates, Inc. and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-X, at Page 33, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern side of Old Town Way at the joint front corner of Lots Nos. 38 and 39 and running thence with the common line of said Lots, N. 35-59-00 E. 125.0 feet to an iron pin; thence running N. 54-01-00 W. 125.0 feet to an iron pin at the joint rear corner of Lots Nos. 39 and 40; thence running with the common line of said Lots, S. 35-59-00 W. 125.0 feet to an iron pin on the northeastern side of Old Town Way; thence running with the northeastern side of Old Town Way, S. 54-01-00 E. 125.0 feet to the point of beginning.

- 125 - 542.4 - 1 - 7

This conveyance is made subject to all restrictions, 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 Holly Tree Plantation, a limited partnership, recorded in the RMC Office for Greenville County, South Carolina in Deed Book 984, Page 644, on September 24, 1973.

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 principal amount of \$46,500.00, recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1291, Page 460, and having a present principal balance due thereon of \$46,500.00.

GRANTEES: Charles S. Smith, III and Virginia Kay Smith
201 Old Town Way
Simpsonville, S. C. 29681

GREENVILLE COUNTY DOCUMENTARY TAX
MAY 13 1977
21.45

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 12th day of May 19 77.

SIGNED, sealed and delivered in the presence of:

Jack E. Shaw Builders, Inc. (SEAL)

A Corporation

By:

President

Secretary

Francis R. Leitke

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 12th day of May 19 77.

Francis R. Leitke (SEAL)
Notary Public for South Carolina.

Francis R. Leitke

My commission expires: 4/7/79

RECORDED this 13 day of May 19 77, at 11:02 A. M., No. 30800

542-4

0516

4328 RV.2