

TITLE TO REAL ESTATE BY A CORPORATION

VOL 1059 PAGE 625

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that **LARRY G. SHAW BUILDER, 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 **Fifty-five hundred and thirty-one and 99/100-----(\$5531.99)-----** Dollars,
And assumption of mortgage as set forth herein.

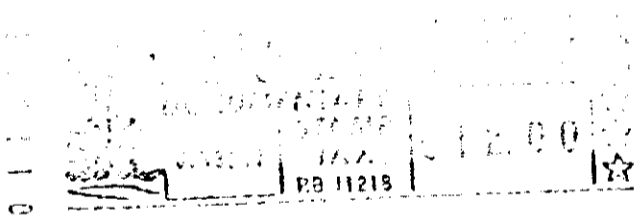
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto **Richard G. August and Catherine M. August, their heirs and assigns forever:**

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown as Lot No. 18 on plat of Berea Forest, Section II, as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4N, at Pages 76-77, and fronting on Berea Forest Circle.

This property is conveyed subject to all easements, restrictions, rights-of-way and/or zoning ordinances of record and/or on the ground affecting said property, if any.

This is the identical property conveyed to the grantor by John B. Ashley, Jr. and Elaine C. Ashley, dated March 4, 1977 and recorded in the R.M.C. Office for Greenville County in Deed Vol. 1059 at Page 613 .

The Grantees herein assume and agree to pay that certain note and mortgage heretofore executed unto Fidelity Federal Savings & Loan Association, recorded in the R.M.C. Office for Greenville County in Mortgage Book 1318 at Page 238 and has an approximate balance of \$28,968.01.



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 **30th** day of **June** 19 **77**
SIGNED, sealed and delivered in the presence of:

Richard Allison Gault
Catherine M. August

LARRY G. SHAW BUILDER, 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 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 **30th** day of **June** 19 **77**
Richard Allison Gault (SEAL) *Catherine M. August*

Notary Public for South Carolina.
My commission expires: **1-26-82**

RECORDED this 30 day of **JUN 30 1977** 19 77 at 1:44 P. M. No. **36417**
RB.3

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