

TITLE TO REAL ESTATE BY A CORPORATION

FILED
GREENVILLE CO. S. C.

OCT 31 9 39 AM '77

CONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that **GEORGE O'SHIELDS BUILDERS, INC.**
A Corporation chartered under the laws of the state of **South Carolina** and having a principal place of business at
Mauldin, State of **South Carolina**, in consideration of
FIFTEEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100 ----- (\$15,750.00) AND ASSUMPTION Dollars,
OF MORTGAGE HEREINAFTER DESCRIBED
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

GERALD T. PEDERSON AND FLORENCE L. PEDERSON, THEIR HEIRS AND ASSIGNS FOREVER:

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, on the southern side of Gail Drive and being known and designated as Lot 43 on a plat of Section Five, Knollwood Heights, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4R at Pages 91 and 92 and having, according to said plat, the following metes and bounds:

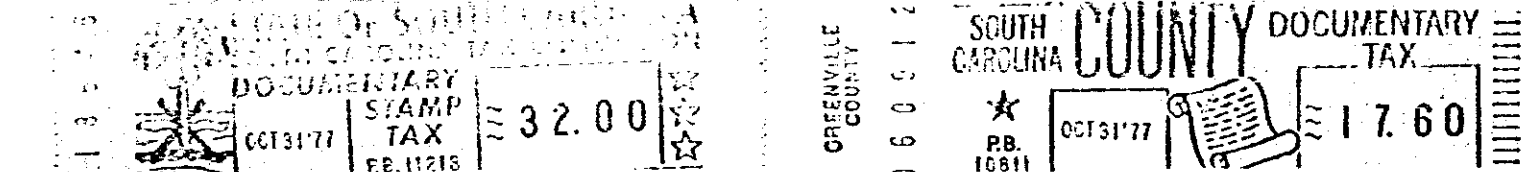
BEGINNING at a point on the southern edge of Gail Drive at the joint front corner of lots 43 and 44 and running thence along a line of Lot 44, S. 02-10-28 E., 200.0 feet to a point; thence N. 85-00-34 W., 105.83 feet to a point; thence along a line of lot 42, N. 02-10-28 W., 186.80 feet to a point on the southern edge of Gail Drive; thence along the southern edge of said drive, N. 87-49-32 E., 105.0 feet to the beginning corner.

This is the same property conveyed to grantor by Deed of Carolina Land Co., Inc. recorded June 28, 1977 in Deed Book 1059 at Page 400 in the RMC Office for Greenville County.

This property is conveyed subject to all easements, restrictions, and rights of way, if any, affecting the above described property.

As part of the consideration the grantees herein assume and agree to pay the balance due on that certain mortgage held by First Federal Savings and Loan Association in the original amount of \$39,200.00 recorded in the RMC Office for Greenville County in Mortgage Book 1402 at Page 368 and having a current balance of \$39,200.00.

The Grantees' mailing address is: 111 Gail Drive, Mauldin, S. C. 29662



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 28 day of October 1977

SIGNED, sealed and delivered in the presence of:

GEORGE O'SHIELDS BUILDERS, INC. (SEAL)

A Corporation

By:

Justin C. Latimer
Sandra Barbrey

George O'Shields
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, witnessed the execution thereof.

SWORN to before me this 28 day of October 19 77

Justin C. Latimer (SEAL)

Sandra Barbrey

Notary Public for South Carolina
My commission expires: 10/20/79

RECORDED this _____ day of **OCT 31 1977** 19 _____ at **9:39** A. M., No. **13315**

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