

LEATHERWOOD, WALKER, TODD & MANN

TITLE TO REAL ESTATE BY A CORPORATION-Office of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE COUNTY

1082-171

JUN 23 12 05 PM '78

KNOW ALL MEN BY THESE PRESENTS, that Francis Realty, 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) Dollar and assumptions set out herein 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 Jamile J. Francis, Sr. and Jamile J. Francis, Jr., their heirs and assigns forever

ALL that piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, located on Pleasantburg Drive and being shown on a plat of the property of M. G. Syracuse made by C. C. Jones, Engr., on January 17, 1958, and having, according thereto, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Pleasantburg Drive, said iron pin being 474.5 feet South of the intersection of East North Street Extension and Pleasantburg Drive, and running thence South 81-13 West 150 feet to an iron pin; running thence South 8-47 East 50 feet to an iron pin; running thence North 81-13 East 150 feet to an iron pin on Pleasantburg Drive; running thence along Pleasantburg Drive, North 8-47 West 50 feet to the point of beginning.

This property is sold subject to the City Zoning Laws and to all easements, rights-of-way and restrictions recorded against the same in the R.M.C. Office for Greenville County.

This is the same property conveyed to the grantor herein by deed of Pete Sasso, recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 1065 at Page 174 on September 21, 1977.

As part of the within consideration the grantees herein assume and agree to pay the balance owing on that certain mortgage given by Francis Realty, Inc. to First Federal Savings & Loan Association dated October 6, 1977 and recorded on October 6, 1977 in mortgage book 1412 at page 152 and having a present principal balance in the amount of \$65,250.00, also, assumption of note having a present principal balance of \$25,000.00.

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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 29th day of June 1978.

SIGNED, sealed and delivered in the presence of:

Susan Dorette Harkes

FRANCIS REALTY, INC.

(SEAL)

A Corporation
By:

Jamile J. Francis Sr.
President and Secretary

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 29th day of June 1978.

Susan Dorette Harkes SEAL

Notary Public for South Carolina.
My commission expires: 4/3/84

RECORDED this 29th day of June 1978 at 12:05 PM, M. No. 1082-171

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