

TITLE TO REAL ESTATE BY A CORPORATION—Love, Thornton, Arnold & Thomason, 410 E. Washington St., Greenville, S. C.
STATE OF SOUTH CAROLINA } Grantee(s) Address: No. 1 Cavendish Close, Taylors, SC 29687
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that BALENTINE BROTHERS 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 Eight thousand nine hundred forty and 90/100 (\$8,940.90), plus assumption of mortgage set forth below Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto GARY L. LARSON and RHONDA J. LARSON, 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 and designated as Lot No. 27 on Plat of Gray Fox Run, prepared by C. O. Riddle, RLS, dated November 6, 1975, revised March 4, 1976, recorded in Plat Book 5P at Pages 9 and 16 and being described more particularly, according to said revised plat, to-wit:

BEGINNING at an iron pin on the south side of Gray Fox Square at the joint front corner of Lots 27 and 28 and running thence along the common line of said Lots S. 2-36 W. 105.0 feet to an iron pin at the joint rear corner of said Lots; thence N. 87-24 W. 130.0 feet to an iron pin at the joint corner of Lots 26 and 27 on the eastern side of Davendish Close; thence N. 2-36 E. 20.0 feet to an iron pin on the southeastern intersection of Cavendish Close and Gray Fox Square; thence N. 47-36 E. 35.4 feet to an iron pin on the southern side of Gray Fox Square; thence along said Square S. 87-24 E. 105.0 feet to an iron pin, the point 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.

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Derivation: Deed of Threatt-Maxwell Enterprises, Inc., recorded July 21, 1977 in Deed Book 1060 at Page 925.

AS PART of the above stated consideration, the Grantees assume and expressly agree to pay those payments due under that certain mortgage of Balentine Brothers Builders, Inc., to Fidelity Federal Savings and Loan Association, dated July 20, 1977, in the original amount of \$35,100.00, recorded in Mortgage Book 1404 at Page 46, and having a present assumption balance of \$34,959.10.



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 1st day of August 1978.

SIGNED, sealed and delivered in the presence of:

BALENTINE BROTHERS BUILDERS, INC. (SEAL)
A Corporation

S. Gray Walsh
Miner S. Williams

By: Harold W. Balentine
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 1st day of August 1978.

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

My commission expires: 9/2/77

RECORDED this 2nd day of August 1978, at 10:13 A.M. M. No. 3539

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