

Rt. 1, Andalusian Trail
Simpsonville, S. C. 29681

GREENVILLE CO. S. C.

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TITLE TO REAL ESTATE - Offices of WILLIAM B. JAMES, Attorney at Law, 114 Williams Street, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Hamlett 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 Twenty Thousand and no/100 (\$20,000.00) and assumption of mortgage indebtedness 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 Larry James Steading and Mildred S. Steading, their heirs and assigns, forever,

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 75 on plat of Heritage Lakes Subdivision, recorded in Plat Book 6H, at page 17, and having according to such plat, the following courses and distances:

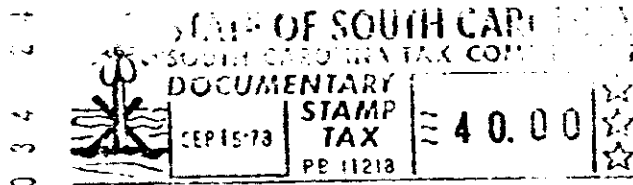
BEGINNING at an iron pin on Andalusian Trail, joint front corner of Lots 75 and 76, N. 85-03-19 W., 193.47 feet to an iron pin; thence along the rear line of Lot 75, N. 10-07-19 E., 135 feet to an iron pin, joint rear corner of Lots 74 and 75; thence along the joint line of said lots, S. 79-52-41 E., 190 feet to an iron pin on Andalusian Trail; thence S. 10-07-19 W., 58.34 feet and S. 7-32 W., 59.27 feet to the point of beginning.

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As a part of the consideration for this conveyance, the Grantees herein assume and agree to pay that certain Note and Mortgage heretofore executed unto First Federal Savings and Loan Association, in the original amount of \$36,800.00, recorded in said RMC Office in Mortgage Book 1425, at page 380, and having a present balance of \$29,950.00.

This property is conveyed subject to easements, conditions, covenants, restrictions, and rights of way which are a matter of record and actually existing on the ground effecting the subject property.

This is the identical property conveyed to the Grantor herein by deed of Comfortable Mortgages, Inc., dated February 20, 1978, recorded March 9, 1978, in said RMC Office in Deed Book 1075, at page 21.



together with all and singular the rights, numbers, 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 14th day of September, 19 78.

SIGNED, sealed and delivered in the presence of: HAMLETT BUILDERS, INC. (SEAL)
A Corporation
By:

Judy S. Payne
Secretary and President

STATE OF SOUTH CAROLINA PROBATE
COUNTY OF GREENVILLE 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 14th day of September, 19 78.
Notary Public for South Carolina (SEAL) Judy S. Payne
My commission expires: 6/13/79

RECORDED this 15th day of Sept. 19 78, at 4:29 P. M., No. 5637

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