

TITLE TO REAL ESTATE BY A CORPORATION

GRANTEE: ERNEST PHILLIPS
109 Watson Road
Taylors, S. C. 29687

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Jack E. Shaw 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

Seven Thousand Two Hundred Seventy One and 21/100 (\$7,271.21) Dollars, and assumption of mortgage set out 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 Ernest P. Phillips, his heirs and assigns, forever;

All that certain piece, parcel or lot of land, situate, lying and being in Butler Township, Greenville County, State of South Carolina, being known and designated as Lot No. 95, Block B, Orchard Acres, according to a plat thereof recorded in the RMC Office for Greenville County, South Carolina in Plat Book BB, at Page 103, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on Watson Road at the corner of Lot No. 94 and running thence along Watson Road N. 9-58 W. 110 feet to an iron pin at the corner of Lot No. 96; thence with the line of that Lot N. 80-02 E. 212 feet to an iron pin; thence S. 8-27 E. 110.2 feet to an iron pin at the rear corner of Lot No. 94; thence with the line of that Lot S. 80-02 W. 209 feet to the beginning corner on Watson Road.

This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above-described property.

-271-731-3-20

This is the same property conveyed to the grantor herein by deed of Stanton N. Belmont recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1033, at Page 107, on March 16, 1976 at 2:43 o'clock P.M.

As a part of the consideration herein, the grantee specifically assumes and agrees to pay that certain mortgage in favor of Greer Federal Savings and Loan Association in the principal amount of \$26,000.00, recorded in the RMC Office for Greenville County in Mortgage Book 1408, Page 513, August 30, 1977, and having a present principal balance due thereon of \$25,728.79.

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 24th day of July 1978.

SIGNED, sealed and delivered in the presence of:

A Corporation JACK E. SHAW BUILDERS, INC. (SEAL)

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 24th day of July 1978.

Notary Public for South Carolina.
My commission expires: 11-1987

RECORDED this day of NOV 17 1978 at 4:41 P. M., No. 15551

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