

FILED
STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF GREENVILLE MAR 19 4 47 PM '79

20607
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DONNIE S. TANKERSLEY
KNOW ALL MEN BY THESE PRESENTS, that T. C. THREATT, 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 Sixteen thousand six
hundred four and 43/100ths (\$16,604.43) 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 JAMES W. HUTCHISON, his heirs and assigns forever:

ALL that piece, parcel or lot of land, situate, lying and being on the southern
side of Leesburg Peak in the County of Greenville, State of South Carolina,
being shown and designated as Lot No. 51 on Plat of Mount Vernon Estates,
dated March 20, 1973, prepared by Piedmont Engineers & Architects, recorded
in Plat Book 4-X at Page 13 and being described more particularly, according
to said plat, to-wit: - 285 - 718.2 - 1 - 352

BEGINNING at an iron pin on the southern side of Leesburg Peak at the joint
front corner of Lots 51 and 52 and running thence along the common line of said
lots S. 75-26 E. 168.7 feet to an iron pin at the joint rear corner of said
lots; thence S. 45-37 W. 250 feet to an iron pin; thence N. 44-23 W. 20 feet to
an iron pin at the joint rear corner of Lots 50, 51 and 62; thence along the
common line of Lots 50 and 51 N. 05-45 W. 161.7 feet to an iron pin at the joint
front corner of said lots on the southern side of Leesburg Peak; thence N.
61-58 E. 35 feet to an iron pin; thence N. 28-43 E. 30 feet to an iron pin,
the point of beginning.

DERIVATION: Deed of Threatt-Maxwell Enterprises, Inc. recorded August 22,
1977 in Deed Book 1063 at Page 149.

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.

AS a part of the above states consideration, the Grantee assumes and expressly
agrees to be responsible for the payment of the outstanding indebtedness due
on that certain mortgage of the Grantor to First Federal Savings & Loan Associ-
ation, dated August 19, 1977 in the original amount of \$39,200.00, recorded
August 22, 1977 in Mortgage Book 1407 at Page 633. Said mortgage has an out-
standing balance due thereon of \$38,595.57.

DOCUMENTARY
STATE
FEE
34.00

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 19th day of March 1979.

SIGNED, sealed and delivered in the presence of:
T. C. THREATT, INC. (SEAL)
A Corporation
By: [Signature] President
[Signature] 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 19th day of March 1979.
[Signature] (SEAL)
Notary Public for South Carolina.
My commission expires: 9/2/77

RECORDED this day of MAR 19 1979 at 4:47 P.M. 26792

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