

TITLE TO REAL ESTATE BY A CORPORATION
STATE OF SOUTH CAROLINA
COUNTY OF Greenville



Route 3 Box 445
Pelzer, S.C. 29669

1151 141

KNOW ALL MEN BY THESE PRESENTS, that KEY PRODUCTS & SERVICES, 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 Thirty-Four Thousand Seven Hundred Fifty-Four and 16/100ths (\$34,754.16) Dollars, and assumption of mortgage as set forth 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 DEBORAH C. BORGSCHULTE, HER HEIRS AND ASSIGNS FOREVER:

ALL that piece, parcel or lot of land near Ware Place, in the County of Greenville, State of South Carolina, containing two (2) acres and being shown and designated on a plat entitled "Property of Dawn Denise Hill" prepared by C. O. Riddle, RLS, recorded in Plat Book 5W at Page 98 in the RMC Office for Greenville County, South Carolina, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Old Hundred Road at its intersection with an unnamed street and running thence S. 25-22 E., 276 feet to an iron pin; thence N. 64-38 E., 295.9 feet to an iron pin; thence N. 25-22 W., 322.4 feet to an iron pin on the Southern side of Old Hundred Road; thence continuing with the Southern side of Old Hundred Road, the following courses and distances to-wit: S. 51-45 W., 100 feet to an iron pin; thence S. 55-54 W., 100 feet to an iron pin; thence S. 59-26 W., 100 feet to the point of beginning. This property is bounded on the North by Old Hundred Road, on the West by an unnamed street; and on the South and East by property now or formerly belonging to J. B. King.

21 (110) 596.4-1-32.5

THIS conveyance is subject to any restrictions, right-of-ways or easements that may appear of record on the recorded plat(s) or on the premises.

AS a part of the consideration hereof, the Grantee(s) agree to assume and pay, according to its terms, that certain note and mortgage given to Palmetto Savings and Loan Association, on which there is a balance due of \$17,245.84; said mortgage being recorded in Mortgage Book 1403 at Page 834 in the RMC Office for Greenville County, South Carolina on July 12, 1977.

Derivation:

Dawn Denise Hill, Deed Book 1119-17, 1-16-80.

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 30 day of June 19 81

SIGNED, sealed and delivered in the presence of:

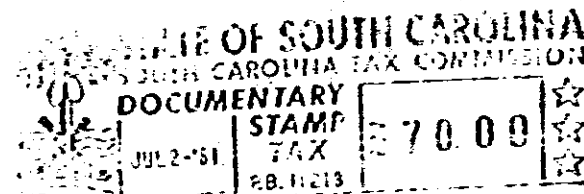
Barth O. Irons, Jr.
Jan P. Kellert

A Corporation KEY PRODUCTS & SERVICES, INC. (SEAL)
By: *C. H. Cross, Jr.* Pres.
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 30 day of June 19 81.

Barth O. Irons, Jr. (SEAL)
Notary Public for South Carolina.
My commission expires: 2-28-83

Jan P. Kellert

RECORDED this JUL 2 1981 at 1:00 P.M. 257



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