

TITLE TO REAL ESTATE BY A CORPORATION

GR: F.F.O. S.C.

BOOK 1160-547

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JAN 1 2 11 PM '82

DONN. WAINWRIGHT

KNOW ALL MEN BY THESE PRESENTS, that ROSAMOND ENTERPRISES, INC.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Simpsonville, State of South Carolina, in consideration of FIVE THOUSAND, SEVEN HUNDRED and No/100---(\$5,700.00) 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 FREDERICK L. RICKABAUGH and CANDICE B. RICKABAUGH, their heirs and assigns forever:

ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, on the western side of Swamp Fox Trail, being known and designated as Lot No. 309 of a subdivision known as CANEBRAKE III, according to plat thereof prepared by Arbor Engineering, Inc., dated November, 1980, and recorded in the RMC Office for Greenville County in Plat Book 7-X at Page 87 and Plat Book 7-X at Page 97 revised, and having, according to said plats, the following metes and bounds, to-wit:

(11)-195-534.8-1-51

BEGINNING at an iron pin on the western side of Swamp Fox Trail, joint front corner of Lots Nos. 309 and 310, and running thence along the common line of said lots, S. 71-52 W. 130 feet to an iron pin; thence running S. 18-08 E. 95 feet to an iron pin, joint rear corner of Lots Nos. 308 and 309; thence running along the common line of said lots, N. 71-52 E. 130 feet to an iron pin on the western side of Swamp Fox Trail; thence along the western side of Swamp Fox Trail, N. 18-08 W. 95 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Grantor herein by deed of College Properties, Inc., dated August 26, 1981, and recorded August 31, 1981, in Greenville County Deed Book 1154 at Page 345.

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

As part of the consideration for this conveyance, the Grantees hereby assume and agree to pay the balance remaining on that mortgage from the Grantor herein to First Federal Savings & Loan Association, recorded August 31, 1981, in Greenville County REM Volume 1551 at Page 376, in the original principal amount of \$79,800.00, said mortgage having a present unpaid principal balance of \$79,800.00.

Grantees' address: 110 Swamp Fox Trail, Greer, S. C., 29651.

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 5th day of January 19 82.

SIGNED, sealed and delivered in the presence of:

ROSAMOND ENTERPRISES, INC. (SEAL)

A Corporation

By:

Kathryn D. Cunningham
Will B. Ly

Larry E. Rosamond
President

Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
JAN-5-82
\$12.00

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 5th day of January 19 82.

Kathryn D. Cunningham (SEAL)

Will B. Ly

Notary Public for South Carolina.
My commission expires: 3/15/82

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
GREENVILLE COUNTY
JAN-5-82
\$06.60

RECORDED IN JAN 5 1982
at 2:11 P.M. 15431

0547

4328 RV.2