

TITLE TO REAL ESTATE BY A CORPORATION
S.C.

107 Hollywood Ct.
Greenville, S.C.
29681

STATE OF SOUTH CAROLINA } 4 27 PM '82 LONG, BLACK & GASTON VOL 1173 PAGE 288
COUNTY OF GREENVILLE }
JUNIOR TANNERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that GEORGE O'SHIELDS BUILDERS, INC.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Mauldin, State of South Carolina, in consideration of

FORTY ONE THOUSAND FIVE HUNDRED NINETY NINE DOLLARS AND 73/100----- Dollars,

PLUS 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

NAYANBHAI R. DESAI and GEERA N. DESAI, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land, with improvements thereon, in the State of South Carolina, County of Greenville, City of Mauldin, on the southern side of East Butler Avenue; being shown and designated as the major portion of Lot No. 17 and a small portion of Lot No. 16, on a plat of C. A. and Jessie M. Rice Property, dated June 15, 1939, recorded in Plat Book J at Page 153 in the RMC Office for Greenville County, and according to a more recent plat by Freeland and Associates, dated April 4, 1977, entitled "Property of George O'Shields Builders, Inc.", having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of East Butler Avenue, which point is 355.4 feet from intersection with Highway No. 276, and running thence with East Butler Avenue, S. 85-59 E., 94.2 feet to an iron pin; thence with a line through Lot No. 16, S. 9-43 W., 265.1 feet to an iron pin; thence with the line of Lots Nos. 24 and 23, N. 35-00 W., 140 feet to an iron pin; thence with a line through Lot No. 17, N. 11-27 E., 156.3 feet to an iron pin on the southern side of East Butler Avenue, the point of BEGINNING.

THIS is the same property conveyed to the Grantor herein by deed of Doris F. Carter, now by marriage, Doris F. Bogle, dated May 16, 1977, and recorded in the R.M.C. Office for Greenville County, in Deed Book 1056 at Page 651.
15 (799) M 5.1-1-11

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 Grantee's herein assume and agree to pay the balance owed on that certain mortgage in favor of First Federal Savings and Loan Association, dated May 27, 1977, and recorded in the RMC Office for Greenville County in REM Book 1399 at Page 167 in the original amount of \$82,500.00 and having a principal unpaid balance of \$73,400.27.

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)' 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)' 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 2nd day of September 1982.

SIGNED, sealed and delivered in the presence of

GEORGE O'SHIELDS BUILDERS, INC. (SEAL)

A Corporation

By:

George O'Shields
President George O'Shields

W. Carl Duff
Julia Ann Putnam

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

PROB.

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 2nd day of September 19 82

W. Carl Duff SEAL

Notary Public for South Carolina.

My commission expires: 10-02-91

RECORDED this SEP 2 1982 at 4:27 P.M.

2325 RV 21