

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JAN 15 10 22 AM 1963



BOOK 714 PAGE 391

OLLIE FANNINGWORTH  
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that Mauldin Construction Co.

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 Three Hundred Twenty-Seven and 66/100 (\$327.66) and exchange of property valued at Thirty-Four Hundred Twenty-<sup>Two and 34/100 (\$3422.34)</sup> 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 Eloise S. Crane, her heirs and assigns forever:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, being known and designated as Lot No. 14 of a subdivision known as Swanson Court as shown on a revised plat thereof prepared by C. C. Jones, C. E., November 1, 1962, recorded in the R. M. C. Office for Greenville County in Plat Book YY, at Page 91, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Swanson Court, joint front corner of Lots Nos. 13 and 14, and running thence along the joint line of said lots, N. 35-30 E. 145 feet to an iron pin on the bank of Richland Creek; thence continuing along the same course, N. 35-30 E. 15 feet, more or less, to a point in the center of said creek, joint rear corner of said lots; thence along the center of said creek, a traverse line being N. 43-15 W. 77.5 feet, to a point in the center of said creek, the joint rear corner of Lots Nos. 14 and 15; thence along the joint line of said lots, S. 40-20 W. 12 feet, more or less, to an iron pin on the bank of said creek; thence continuing along the joint line of said lots, S. 40-20 W. 163 feet to an iron pin on the northern side of Swanson Court; thence along the northern side of Swanson Court, S. 55-15 E. 20.5 feet to an iron pin; thence continuing along the northern side of Swanson Court, S. 56-00 E. 69.5 feet to an iron pin, the beginning corner.

The above described lot comprises the greater portion of Lot No. 15 and a small portion of Lot No. 16 as shown on the original subdivision plat of Swanson Court which is recorded in the R. M. C. Office for Greenville County in Plat Book YY, at page 73.

As a part of the consideration for this conveyance, the grantee expressly assumes and agrees to pay the balance due on that certain note and mortgage, in the original sum of \$ 12,500.00 executed by the grantor to the First Federal Savings and Loan Association of Greenville and recorded in the R. M. C. Office for Greenville County in Mortgage Book 911 at page 167, the balance due thereon being the sum of \$ 12,500.00 as of this date.



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 14th day of January 19 63.

SIGNED, sealed and delivered in the presence of:

MAULDIN CONSTRUCTION CO. (SEAL)

A Corporation

By:

Carolyn A. Abbott  
Patrick H. Grayson, Jr.

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 14th day of January 19 63.

Patrick H. Grayson, Jr. (SEAL)  
Notary Public for South Carolina.

Carolyn A. Abbott

RECORDED this 15th day of January 19 63 at 10:22 A. M., No. #17897