

103 Crescent Avenue, Greenville, S.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S.C.
Pu '83

14(500) 218-3-4

KNOW ALL MEN BY THESE PRESENTS, that Republic Machine Company, 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

Fifty-two thousand five hundred (\$52,500.00) 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

Bobbi Strausbaugh, her heirs and assigns forever:

ALL that certain piece, parcel or lot of land with all improvements thereon situate, lying and being on the northwestern side of Catechee Avenue in the City and County of Greenville, State of South Carolina, and being shown and designated as the property of Mavis M. Caldwell on a plat made by Carolina Surveying Company dated September 15, 1971 and recorded in the RMC Office for Greenville County in Plat Book 4L at Page 31B, reference being had to said plat for a more complete metes and bounds description; this conveyance includes both sections A and B as shown on said plat. Section A as shown on said plat is a portion of Lot 3 as originally shown on a plat of Cherokee Park recorded in the RMC Office for Greenville County in Plat Book C at Page 96; section B as shown on the plat of the property of Mavis M. Caldwell was originally shown on a plat entitled "Revision of Catechee Avenue" recorded in the RMC Office for Greenville County in Plat Book I at Page 83.

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This conveyance is made subject to any restrictions, easements, rights-of-way, zoning ordinances or other matters which may appear of public record or which an inspection or more recent survey of the premises would or should reveal.

The above described property is the same acquired by the grantor by deed from Mavis M. Caldwell dated December 23, 1975 and recorded in the RMC Office for Greenville County on December 29, 1975 in Deed Book 1029 at Page 385.

This conveyance is made subject to a mortgage currently held by Bernice A. Martin dated September 21, 1971 and recorded in the RMC Office for Greenville County on September 23, 1971 in REM Book 1207 at Page 439 in an original amount of \$21,500.00; that is, the grantor herein agrees to remain solely responsible for all payments and other matters required under the terms of said mortgage, and the Grantee herein does not assume any responsibility therefor.

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 3 day of January 19 83

SIGNED, sealed and delivered in the presence of:

James M. Allison
John S. Mauldin

Republic Machine Company, Inc.

(SEAL)
A Corporation
By *Jim D. Thomas*
President
Secy

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
105.00

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 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 3 day of January 19 83

James M. Allison (SEAL)
Notary Public for South Carolina.

John S. Mauldin

RECORDED this 3rd day of Jan, 1983 at 4:17 P.M.

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