

Nov 17 2 34 PM '70

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HORTON, DRAWDY, DILLARD, MARCHBANKS, COLLETT, BARNES, NORTH 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

R. H. C.

15.40  
300 Sq. Ft.

KNOW ALL MEN BY THESE PRESENTS, that **RACKLEY-HAWKINS, LTD.**  
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 **Thirteen Thousand Nine Hundred and No/100-----**  
**AND ASSUMPTION OF MORTGAGE INDEBTEDNESS SET FORTH BELOW** 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 **L. J. JONES**, his heirs and assigns forever:

**ALL** that piece, parcel or lot of land with improvements thereon, situate at the  
Northeastern corner of the intersection of Old Mill Road with Shadecrest Drive  
in the Town of Mauldin, Greenville County, South Carolina, being shown and  
designated as Lot No. 35 on a Plat of **HILLSBOROUGH**, Section 1, made by Jones  
Engineering Services, dated April, 1969, and recorded in the RMC Office for  
Greenville County, S. C., on May 7, 1969; in Plat Book **WWW**, page 56, and having  
according to said plat the following metes and bounds, to wit:

**BEGINNING** at an iron pin on the Northern side of Old Mill Road at the joint  
rear corners of Lots Nos. 35 and 36, and running thence along the Northern side  
of Old Mill Road, S. 45-30 E., 150 feet to an iron pin; thence with the inter-  
section of Old Mill Road and Shadecrest Drive, N. 89-30 E., 35.3 feet to an  
iron pin; thence with the Western side of Shadecrest Drive, N. 44-30 E., 31.4  
feet to an iron pin; thence continuing with said side of Shadecrest Drive, N.  
50-25 E., 57 feet to an iron pin; thence with the intersection of Shadecrest  
Drive with Calix Court, N. 2-13 W., 36.2 feet to an iron pin; thence with the  
Southern side of Calix Court, N. 28-26 W., 75 feet to an iron pin at the joint  
corners of Lots Nos. 35 and 36; thence with the common line of said lots, S. 73-  
19 W., 190.3 feet to an iron pin, the beginning corner.

The above property is part of the same conveyed to the Grantor by deed of Otis  
P. Moore, et al, recorded in Deed Book 867, page 45, and is hereby conveyed  
subject to rights of way, easements, conditions, public roads and restrictive  
covenants reserved on plats and other instruments of public record and actually  
existing on the ground affecting said property.

The Grantee agrees to pay Greenville County and Town of Mauldin property taxes  
for the tax year 1970 and subsequent years.

As a part of the consideration for this deed the Grantee assumes and agrees to  
pay in full the indebtedness due on a note and mortgage given by the Grantor  
to First Federal Savings & Loan Association dated August 5, 1970, in the origi-  
nal amount of \$22,000.00 recorded in Mortgage Book 1162, page 533, on which  
there is a present balance due of \$15,000.00.

The Grantor herein reserves for itself, its successors and assigns (see page 2)  
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 of 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 au-  
thorized officers, this 16th day of November 19 70.

SIGNED, sealed and delivered in the presence of:

**RACKLEY-HAWKINS, LTD.** (SEAL)

A Corporation

By:

*Eugene Rackley*

President

*John E. Hawkins*

Secretary

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-  
poration, 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 16th day of November 19 70

*James B. Hellyer* (SEAL)

*John Moore*

Notary Public for South Carolina.  
My commission expires 9/15/79

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ at \_\_\_\_\_ M., No. \_\_\_\_\_  
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