

GREENVILLE CO. S. C.

TITLE TO REAL ESTATE BY A CORPORATION
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 6 3 17 PM '73
DONNIE S. TANKERSLEY
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that Newsmedia, Inc.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Fountain Inn, State of South Carolina, in consideration of Five and 00/100 (\$5.00) and assumption of mortgage 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

Southgate Investors, Inc., its successors and assigns:

ALL that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, Fairview Township, in the Town of Fountain Inn, being a portion of the same lot of land conveyed to L. P. Armstrong by J. W. Fowler, by deed recorded in Deed Book 19, Page 245, R.M.C. Office for Greenville County and a portion of lot conveyed to L. P. Armstrong by J. A. Adams by deed bearing date of March 9, 1909, recorded in Book 210, Page 264, said lot having the following metes and bounds, to-wit:

BEGINNING at joint corner with building of W. E. McKnight Estate on Main Street, running thence 144 ft., more or less, to a 20 ft. alley, said alley having been conveyed by L. P. Armstrong to the Town of Fountain Inn; thence in a Southerly direction approximately 26 ft. to the joint corner with the lot of Stewart and Taylor; thence in an Easterly direction approximately 144 ft. along the joint line of the lot being conveyed herein and the Stewart and Taylor lot on main Street; thence in a Northerly direction along Main Street, approximately 26 ft. to the W. E. McKnight estate corner and the beginning point. Said lot being bounded on the East by Main Street, on the North by W. E. McKnight Estate lot, on the West by alley and on the South by Stewart and Taylor building and lot. Said lot having thereon a two (2) story brick building of the approximate dimensions: 26 ft. by 90 ft.

This is the same property conveyed to the grantor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 873, Page 26.

This property is conveyed subject to easements, rights-of-way and restrictions of record.

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As part of the consideration for this conveyance, the grantee herein assumes and agrees to pay that certain mortgage to Fountain Inn Federal Savings and Loan Association, which mortgage is recorded in the R.M.C. Office for Greenville County in Mortgage Book 1228, Page 37 and having an unpaid balance of \$ 15,466.85

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 28th day of March, 1973.

SIGNED, sealed and delivered in the presence of:

NEWSMEDIA, INC.

(SEAL)

A Corporation
By:

F. Louis Grant

President - F. Louis Grant

Secretary-Treas. *N. Jerue Babb*

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 28th day of March, 1973.

Notary Public for South Carolina
My Commission No. 30723 Expires June 4, 1981
Notary Public for South Carolina.

My Commission Expires: 6/4/81

RECORDED this _____ day of _____ 19____, at _____ M., No. _____

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