

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
GREENVILLE, CO. S. C.

Greenville County  
Stamps  
Paid \$ 11.55  
Act No. 380 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that IMPERIAL PROPERTIES, 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 TEN THOUSAND ONE HUNDRED FORTY SIX and 39/100 (\$10,146.39) AND ASSUMPTION OF MORTGAGE INDEBTEDNESS 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 SAM ENTERPRISES, A PARTNERSHIP, its successors and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the City and County of Greenville, State of South Carolina at the North-eastern corner of the intersection of Laurens Road and Sycamore Drive, as shown on a Plat of the J. M. Woods Estate Property prepared by C. O. Riddle, R.L.S. on July 13, 1970, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Northeastern corner of the intersection of Laurens Road and Sycamore Drive, and running thence along Laurens Road, S. 37-20 E., 102.7 feet to an iron pin; thence S. 41-17 E., 99 feet to an iron pin; thence N. 25-22 E., 293.4 feet to an iron pin; thence N. 14-17 E., 50.3 feet to an iron pin; thence N. 69-42 W., 194.7 feet to an iron pin on Sycamore Drive; thence S. 20-18 W., 240.4 feet to the point of beginning.

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 Fidelity Federal Savings & Loan Association in the original amount of \$68,625.00, dated January 10, 1973, and recorded January 11, 1973, in the RMC Office for Greenville County, South Carolina in Mortgage Book 1263, Page 193. — 519 — 257 — 6-1

As a further part of the consideration of this deed, the Grantee assumes and agrees to pay in full the indebtedness due on a Note and Mortgage given by the Grantor to W. R. Woods, Trustee, in the original amount of \$13,500.00, dated January 10, 1973, and recorded January 11, 1973, in the RMC Office for said County and State in Mortgage Book 1263, Page 243.

The above described property is the same conveyed to the Grantor herein by deed of Helen L. Woods, et al, dated January 10, 1973, and recorded in the RMC Office for Greenville County, South Carolina in Deed Book Page , 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 affectin said property.

The Grantee agrees to pay City of Greenville and Greenville County property taxes for the tax year 1973 and subsequent years. 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 31st day of March 1973. SIGNED, sealed and delivered in the presence of:

IMPERIAL PROPERTIES, INC. (SEAL)

A Corporation

By:

*Dee A. Smith*

President Dee A. Smith

Secretary

*Barbara A. Balt*  
*A. T. J. J. J.*

PROBATE



STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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 31st day of March 1973.

*A. T. J. J. J.* (SEAL)

*Barbara A. Balt*

Notary Public for South Carolina  
My commission expires: 8-28-78

RECORDED this 2nd day of May 19 73 at 10:53 A. M., No. #31034

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