

TITLE TO REAL ESTATE BY A CORPORATION

Mar 22 11 00 AM '74
COUNTY CLERK
OFFICE

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that CAROLINA FEDERAL SAVINGS and LOAN ASSOCIATION, 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 Twenty-seven Thousand Five Hundred (\$27,500.00) Dollars-----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 CHARLES T. SIMON and ALMENA T. SIMON, their heirs and assigns, forever,

ALL that certain piece, parcel or lot of land, situate, lying and being in Greenville County, South Carolina, being known and designated as Lot No. 43 on Plat of Northside Gardens, recorded in Plat Book S, at page 17, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Lullwater Road, at the joint front corner of Lots Nos. 42 and 43; and running thence along the common line of said Lots N. 55-12 E. 197.6 feet to an iron pin; thence turning and running along the rear line of Lot No. 43 S. 34-48 E. 85 feet to an iron pin at the joint rear corner of Lots Nos. 43 and 44; thence turning and running along the common line of Lots Nos. 43 and 44 S. 55-12 W. 198.9 feet to an iron pin on the Northeastern side of Lullwater Road; thence turning and running along Lullwater Road N. 34-07 W. 85 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to Grantor herein by deed of Arthur D. Flynn and Jan F. Flynn, recorded in the RMC Office for Greenville County in Deed Book 992 at page 507. Dated January 21, 1974.



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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 grantees, and the grantees'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 grantees and the grantees'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 22nd day of March 1974.

SIGNED, sealed and delivered in the presence of:

CAROLINA FEDERAL SAVINGS & LOAN (SEAL)
A Corporation ASSOCIATION

Arthur D. Flynn
Jan F. Flynn

By: *[Signature]*
President
[Signature]
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 22nd day of March 1974
Arthur D. Flynn (SEAL)
Notary Public for South Carolina. 2/4/80
My commission expires:

RECORDED this MAR 22 1974 at M. No. 23513

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