

TITLE TO REAL ESTATE BY A CORPORATION

15 12 00 PM '77
DONNIE S. TANKERSLEY
R.M.C.

va 1052 671

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DOCUMENTARY
STATE
TAX \$ 5.00

KNOW ALL MEN BY THESE PRESENTS, that George O'Shields Builders, 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 Seventeen Thousand Four Hundred and 00/100 (\$17,400.00) and the assumption of a mortgage as set out 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 Frederick H. Scheimann and Mira M. Scheimann, their heirs and assigns, forever:

ALL that piece, parcel or lot of land situate, lying and being in the Town of Mauldin, Greenville County, South Carolina, on the northerly side of Kingsley Drive and being known and designated as Lot 19 on a plat of Section IV, Knollwood Heights, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4N at Page 74 and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the northerly edge of Kingsley Drive at the joint front corner of lots 18 and 19 and running thence along a line of lot 18 N. 12-59 W. 243.2 feet to a point; thence along a line of Henderson property N. 73-57 E. 115.0 feet to a point; thence along a line of lot 20 S. 9-50 E. 225.8 feet to a point on the Cul-de-sac of Kingsley Drive; thence along the edge of the Cul-de-sac of Kingsley Drive by the traverse line S. 28-25 W. 25.0 feet to a point; thence along the northerly edge of Kingsley Drive S. 74-00 W. 80.0 feet to a point; thence continuing along the northerly edge of Kingsley Drive S. 71-30 W. 5.0 feet to the beginning corner, and being the same land conveyed by Carolina Land Co., Inc. to George O'Shields Builders, Inc. by a deed dated August 15, 1975, and recorded on August 18, 1975, in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1022 at Page 808.

O A S T R 1 R C

As a part of the consideration for this conveyance, Frederick H. Scheimann and Mira M. Scheimann assume and agree to pay the balance of \$40,550.00 due on a note and mortgage executed by George O'Shields Builders, Inc. to First Federal Savings and Loan Association of Greenville, South Carolina, in the original sum of \$48,800.00, on August 27, 1975, and recorded in said R.M.C. Office on August 29, 1975, in Mortgage Book 1347 at Page 577.

This property is subject to existing easements, restrictions and rights of way upon or affecting said property.

The mailing address of Frederick H. Scheimann and Mira M. Scheimann is: 119 Kingsley Drive, Mauldin, S.C. 29662.

W C C M

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 15th day of March 1977.

SIGNED, sealed and delivered in the presence of:

George O'Shields Builders, Inc. (SEAL)

A Corporation
By:

E. Randolph Stone

George O'Shields
President

Carol L. Burger

Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

GREENVILLE COUNTY 054521
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ 19.25
MAR 15 1977

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 its 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 15th day of March 1977.

E. Randolph Stone (SEAL)

Carol L. Burger

Notary Public for South Carolina.
My commission expires: 01-04-81

RECORDED this 15 day of MAR 15 1977 at 12:06 P. M., No. 21051

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