

RICHARDSON AND JOHNSON, P. A., Attorneys At Law
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUL 22 1978
DONNIE S. TANKERSLEY
R.M.C.

VOL 1081 PAGE 740

KNOW ALL MEN BY THESE PRESENTS, that A. J. Prince 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 Nine Thousand Fourteen and 89/100 (\$9,014.89) and assumption of mortgage indebtedness recited hereinbelow 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 Creative Investors, A Partnership, its successors and assigns, forever;

ALL that certain piece, parcel or lot of land in the City of Mauldin, County of Greenville, State of South Carolina, situate, lying and being on the southeastern side of Montclair Road, and being known and designated as Lot No. 44 according to a plat of Montclaire Subdivision, Section III, plat of which is recorded in the RMC Office for Greenville County, S. C. in Plat Book WW, at Page 57, with reference to said plat being hereby craved for a complete metes and bounds description of said lot.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above described property.

- 799 - 290 - 1 - 60

This is the same property conveyed to the grantor herein by deed of W. Stephen Townley and Deborah R. Townley, dated May 3, 1978, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1078, at Page 602 on May 4, 1978.

The grantee herein assumes and agrees to pay the balance due on that certain mortgage given by W. Stephen Townley & Deborah R. Townley to Fidelity Federal Savings & Loan Association in the original principal sum of \$29,400.00, dated May 2, 1977, and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1396, at Page 336 on May 2, 1977, the principal balance due on this mortgage being \$ 24,735.11

GREENVILLE COUNTY DOCUMENTARY TAX
10.45
JUN 22 1978
FB 1951

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)' 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)' 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 authorized officers, this 21st day of June 19 78

SIGNED, sealed and delivered in the presence of:

A. J. PRINCE BUILDERS, INC. (SEAL)

A Corporation
By:

President

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 21st day of June 19 78

Notary Public for South Carolina
Commission Expires 8/12/80

RECORDED this day of JUN 22 1978 at 1:15 P. M., No. 35526

0749

4328 RV-21