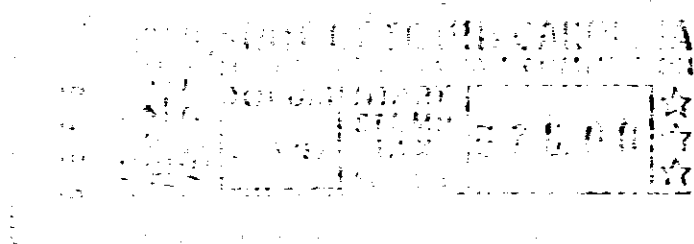


GRANTEE'S ADDRESS:
2020 E. NORTH STREET
NORTH EXECUTIVE CENTER 29607
State of South Carolina,

County of GREENVILLE

DEED BOOK 1130 PAGE 242
JUL 31 1980
GREENVILLE S.C.
SHERSLEY



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KNOW ALL MEN BY THESE PRESENTS That AMERICAN DEVELOPMENT COMPANY, A PARTNERSHIP,
partnership
a ~~partnership~~ chartered under the laws of the State of South Carolina
and having its principal place of business at Greenville

in the State of South Carolina for and in consideration of the
sum of Thirty-Seven Thousand Four Hundred Fifty and 16/100 (\$37,450.16)-----
dollars,
assumption of mortgage indebtedness recited hereinbelow

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto C. R. Maxwell, his heirs and assigns, forever,

All that certain piece, parcel or tract of land in the State of South Carolina, County of Greenville, containing 0.323 acres according to plat entitled "survey for Threatt-Maxwell Enterprises", made by Piedmont Engineers, Architects and Planners, March 1, 1973, and recorded in the RMC Office for Greenville County in Plat Book 45, at page 96, and having, according to said plat, the following metes and bounds, to wit:

(11) -276- T2 -A- 149

BEGINNING at an iron pin on Kensington Road Extension, 86.5 feet from cul-de-sac as shown on said plat and running thence S. 40-52 W., 108.7 feet to an iron pin; thence N. 49-46 W., 119.0 feet to an iron pin; thence N. 40-14 E. 77.7 feet to an iron pin on Kensington Road Extension; thence with Kensington Road Extension, the following courses and distances; N. 78-50 E., 35.0 feet; S. 86-31 E., 15.1 feet; S. 84-59 E., 15.0 feet; S. 76-36 E., 15.0 feet; S. 60-36 E., 15.0 feet; S. 42-36 E., 15.0 feet; S. 27-36 E., 15.0 feet; S. 6-36 E., 23.5 feet to an iron pin, the point of beginning.

Together with an easement over that portion of Kensington Road Extension extending from the cul-de-sac to the terminus of Kensington Road Extension as shown on said plat and being 25.1 feet in width. The foregoing easement is given for the purpose of ingress to and egress from, and is appurtenant to, the premises of the Grantee described hereinabove, and his heirs and assigns, forever.

This is the identical property conveyed to the Grantor herein by deed of Threatt-Maxwell Enterprises, Inc., dated March 6, 1973, recorded March 7, 1973, in the RMC Office for Greenville County, South Carolina, in Deed Book 969, at page 231.

The within conveyance is subject to such restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, as may affect the above described property.

As a part of the consideration for the within conveyance the Grantee assumes and agrees to pay the balance due on that certain mortgage given by the Grantor herein to Fidelity Federal Savings and Loan Association in the original principal amount of \$70,250.00, dated March 6, 1973, and recorded in the RMC Office for Greenville County in Mortgage Book 1269, at page 71. Said mortgage having a present principal balance of \$61,549.84.

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