

GREENVILLE COUNTY

MOLLIE F. WOOD

Know All Men by These Presents:

That I, Ira A. Giles, Jr.

in the State aforesaid,

in consideration of the sum of TWENTY-ONE THOUSAND & NO/100 (\$21,000.00) DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Taddeo Construction and Leasing Corporation, its successors and assigns; forever:

All that piece, parcel or lot of land in the State and County aforesaid, on the northeastern side of Cedar Lane Road and the eastern side of Orchid Drive and having, according to a Plat prepared by C. F. Webb, R. L. S., dated December 23, 1961, the following metes and bounds:

BEGINNING at an iron pin on the northeastern intersection of Cedar Lane Road and Orchid Drive and running thence with the eastern side of Orchid Drive N. 34-18 E. 550 feet to iron pin; thence S. 55-42 E. 225 feet to an iron pin; thence S. 34-18 W. 591.4 feet to an iron pin on the northeastern side of Cedar Lane Road; thence with Cedar Lane Road, N. 45-22 W. 228.7 feet to the beginning corner.

This conveyance is subject to all rights-of-ways, easements and restrictions of record including the setback lines shown on the above referenced plat.

This conveyance is subject to, but the grantee does not assume that certain mortgage executed by the grantor to Pluras Hendrix as Trustee, in the principal amount of \$24,000.00. The grantor covenants and agrees that he will hold in trust payments made by the grantee on its mortgage to the grantor until the full sum of \$20,000.00 has been paid thereon and at such time immediately apply such sums on the mortgage of the grantor to Pluras Hendrix as Trustee and upon full payment of the mortgage by the grantee to the grantor, the grantor agrees to hold the grantee harmless on the aforesaid mortgage to Pluras Hendrix, as Trustee. This covenant shall not apply unless the grantee pays in full its purchase money mortgage to the grantor.



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and its successor *Heirs* and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 12th day of February in the year of our Lord One Thousand Nine Hundred and Sixty-two

Signed, Sealed and Delivered in the Presence of

*Mollie F. Wood*  
*J. H. Price, Jr.*

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)



State of South Carolina, } Personally appeared before me Mollie F. Wood  
Greenville County }

and made oath that s he saw the within named grantor(s) Ira A. Giles, Jr. sign, seal and as his act and deed witnessed the execution thereof.

Sworn to before me this 12th day of February, A. D. 19 62  
*J. H. Price, Jr.* (Seal)  
Notary Public for South Carolina

*Mollie F. Wood*

State of South Carolina, } RENUNCIATION OF DOWER  
Greenville County } I, J. H. Price, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Frances W. Giles wife of the within named Ira A. Giles, Jr. did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto Taddeo Construction and Leasing Corporation, its <sup>successor</sup> *Heirs* and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 12th day of February, A. D. 19 62  
*J. H. Price, Jr.* (Seal)  
Notary Public for South Carolina

*Frances W. Giles*

Recorded this 15th day of February 19 62, at 2:11 P. M., No. #20231

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