

JUL 31 2 31 PM 1963

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FA-NORTH
R.M.C.

BOOK 729 PAGE 26

KNOW ALL MEN BY THESE PRESENTS, that LAUNIUS ENTERPRISES, 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

SEVEN HUNDRED NINETY FIVE AND NO/100 (\$795.00)----- Dollars,
AND ASSUMPTION OF BELOW DESCRIBED MORTGAGE
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto JOHN H. GARRAUX AND POLLY S. GARRAUX, THEIR HEIRS AND ASSIGNS FOREVER;

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, SITUATE, LYING AND BEING ON THE NORTHEASTERN CORNER OF INTERSECTION OF BUIST AVENUE AND TOWNES STREET, IN THE CITY OF GREENVILLE, COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, AND SHOWN AS LOT NO. 4, OF BLOCK C, ON A PLAT ENTITLED BUIST CIRCLE, MADE BY F. G. ROGERS, SAID PLAT RECORDED IN THE RMC OFFICE OF GREENVILLE COUNTY, SOUTH CAROLINA, IN PLAT BOOK "C", AT PAGE 10, AND A MORE RECENT PLAT MADE BY A. C. CROUCH, OCTOBER 20, 1950, REFERENCE TO SAID PLATS BEING CRAVED FOR A COMPLETE AND DETAILED DESCRIPTION THEREOF.

SAID LOT IS 200 FEET X 90 FEET X 200 FEET X 90 FEET.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL RESTRICTIONS, COVENANTS AND CONDITIONS, ZONING ORDINANCES, RIGHTS-OF-WAY AND EASEMENTS AFFECTING SAID LAND.

THIS IS THE SAME PROPERTY AS WAS CONVEYED TO THE GRANTOR HEREIN BY DEED OF BRAD D. WOFFORD, JR., RECORDED IN THE RMC OFFICE OF GREENVILLE COUNTY, SOUTH CAROLINA, IN DEED BOOK 712, AT PAGE 278, ON THE 10TH DAY OF DECEMBER, 1962.

AS A PART OF THE CONSIDERATION HEREIN, THE GRANTEE ASSUME AND AGREE TO PAY THAT CERTAIN MORTGAGE GIVEN TO WESTERN & SOUTHERN LIFE INSURANCE COMPANY RECORDED IN THE RMC OFFICE OF GREENVILLE COUNTY, SOUTH CAROLINA, IN REAL ESTATE MORTGAGE BOOK 777, AT PAGE 507, AND HAVING A PRESENT PRINCIPAL BALANCE DUE THEREON OF \$13,792.10.



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 26TH day of JULY 19 63.

SIGNED, sealed and delivered in the presence of:

LAUNIUS ENTERPRISES, INC.

(SEAL)

A Corporation
By:

President

Secretary - Treasurer

John H. Garraux
Francis R. Lettke

Albert R. Launius
Donald A. Launius

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 26TH day of JULY 19 63.

Notary Public for South Carolina.

John H. Garraux (SEAL)

Francis R. Lettke

RECORDED this 31st day of July 19 63 at 2:31 P. M., No. # 3557

178-12-17