

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
JAMES W. HARRIS
COUNTY CLERK
GREENVILLE, S.C.

Greenville County
Stamps
Paid \$ 1.10
Act No. 349 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that **HENRY C. HARDING BUILDERS, INC.** 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 Hundred Fifty and no/100ths (\$950.00) Dollars and assumption of mortgage indebtedness set forth 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 **HASKELL BROOKS, JR. and BETTY JEAN BROOKS, their heirs and assigns, forever:**

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the southern side of Carver Road, Greenville County, South Carolina, being known and designated as Lot No. 49 and the easterly and adjoining one-half of Lot No. 50, according to a plat of the property of LILY McC. LOFTIS, made by Terry T. Dill, Surveyor, as revised through February 23rd, 1961, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book GGG, at pages 456 and 457 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Carver Road at the joint front corner of Lots Nos. 48 and 49 and running thence along the joint line of said lots, S. 25-30 E., 167 feet to an iron pin; thence S. 64-30 W., 135 feet to an iron pin in the center point of the rear line of Lot No. 50; thence along a straight line through Lot No. 50, N. 25-30 W., 167 feet to an iron pin at the center point on the front line of Lot No. 50 on Carver Road; thence along the southern side of Carver Road, N. 64-30 E., 135 feet to an iron pin at the joint front corner of Lots Nos. 48 and 49, the point of beginning.

265-T22-1-89

The above property is the same property conveyed to the Grantor by deed of David G. Traxler, Sr., recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 952, page 517 and is hereby conveyed subject to the rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

As a part of the consideration of this deed, the Grantees agree and assume to pay in full the indebtedness due on a note and mortgage covering the above described property given to Carolina Federal Savings & Loan Association, dated May 2nd, 1973 in the original amount of \$17,000.00 and recorded in the RMC Office for said County and State in Mortgage Book 1274, page 459, which has a present balance due in the sum of \$16,836.01.

The Grantees agree and assume to pay Greenville County property taxes for the tax year 1974 and subsequent years. (OVER)

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 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 5th day of April 1974

Signed, sealed and delivered in the presence of:

Constance H. McBride
Jack H. Mitchell III

HENRY C. HARDING BUILDERS, INC. (SEAL)
(A Corporation)

By: Charles E. Robinson Jr. Resident
Charles E. Robinson Jr. Receiver
and Secretary

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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 5th day of April 1974

Constance H. McBride (SEAL)
Notary Public for South Carolina.

Jack H. Mitchell III
Jack H. Mitchell, III

RECORDED this 5/22/83 day of _____ 19____ at _____ M., No. _____

4328 RV-2