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DEED TO REAL ESTATE - CORPORATION FORM DONNIE'S MARRIAGE DEED, Greenville, S.C. R.M.C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that **RACKLEY, BUILDER-DEVELOPER, 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 **Six Thousand Eight Hundred and no/100ths**
(\$6,800.00) Dollars and assumption of mortgage indebtedness as set forth ~~below~~ ^{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 **CHARLES SCOTT JAMES and SYLVIA S. JAMES**, 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 western side of Ashley Oaks Drive in the Town of Simpsonville, Greenville County, South Carolina, being shown and designated as Lot No. 19 on a plat of BRENTWOOD, SECTION II, made by Piedmont Engineers and Architects, Surveyors, dated May 19, 1972, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-R, page 5, reference to said plat is hereby craved for the metes and bounds thereof.

The above described property is a portion of the same property conveyed to the Grantor by deed of Southern Bank & Trust Company, as Trustee, recorded in the RMC Office for Greenville County, S. C., in Deed Book 936, page 393 and is hereby conveyed subject to the rights of way, easements, restrictions, conditions and public roads 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 the note and mortgage covering the above described property given to Fidelity Federal Savings and Loan Association, dated May 14th, 1974, in the original amount of \$27,100.00, recorded in the RMC Office for said County and State in Mortgage Book 1310, page 431, which has a present balance due in the sum of \$27,100.00.

The Grantees agree and assume to pay Town of Simpsonville and Greenville County property taxes for the tax year 1974 and subsequent years.



Greenville County
Stamps
Paid 7.70
Act No. 330 Sec. 1

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 21st day of June 19 74

Signed, sealed and delivered in the presence of

Christine A. McBratton
Jack H. Mitchell III

RACKLEY, BUILDER-DEVELOPER, INC. (SEAL)
(A Corporation)

By: Eugene Rackley President
and Eugene Rackley 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 74
Christine A. McBratton (SEAL)
Notary Public for South Carolina

Jack H. Mitchell III
Jack H. Mitchell, III

RECORDED this 5/22/82 day of JUL 1 1974, at _____ M., No. 45

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