

TITLE TO REAL ESTATE BY A CORPORATION

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

BOOK 1009 PAGE 629

KNOW ALL MEN BY THESE PRESENTS, that LARRY G. SHAW BUILDER, 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 Eighty-five hundred and no/100-----(\$8500.00) Dollars,

And assumption of mortgage as set forth herein 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 John Horace Lee, Jr. and Kathleen L. Lee, their heirs and assigns forever:

THAT certain lot, parcel or plot of land in the said County and State, in Chick Springs Township, School District #265, and known and designated as lot No. 27 on a plat of Laurel Hills by W. N. Willis, March 1960, and recorded in RMC Office in Plat Book RR Page 33, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on Fairview Road, joint corner of Lots Nos. 26 and 27, and runs thence along the line of said lots, N. 69-12 W. 160.8 feet to iron pin on line of Lot No. 24; thence with the line of Lots Nos. 24 and 25, N 20-03 E 90 feet to iron pin, rear corner of Lot No. 28; thence running with line of said lot, S 69-28 E. 160 feet to iron pin on Fairview Road; thence with said Fairview Road, S 19-50 W 90.8 feet to the iron pin at the beginning point.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights-of-way, if any, appearing of record, on the premises, or on the recorded plat, which affect the property hereinabove described. As a part of the consideration for this conveyance, it is agreed that this property is subject to the following restrictions:

- 1. Said property shall be used for residential purposes only.
- 2. No building shall be erected thereon costing less than \$12,000.00.
- 3. Any building-dwelling constructed on said property shall face Fairview Road.

This is the same property conveyed to the grantor by deed of Hazel S. Wingard July 11, 1972 and recorded in Deed Book 957 at Page 322.

The Grantee herein assumes and agrees to pay that certain note and mortgage heretofore executed unto Carolina Federal Savings & Loan Ass., recorded in the RMC Office for Greenville County in Mortgage Book 1286 at Page 58 and has a present balance of \$23,739.36.



Greenville County  
 Stamp 9.35  
 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 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 3rd day of October 1974.

SIGNED, sealed and delivered in the presence of:

LARRY G. SHAW BUILDER, INC. (SEAL)

A Corporation

By:

President

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 3rd day of October 1974.

*William D. Jones* (SEAL)  
Notary Public for South Carolina.

My commission expires June 13, 1979

RECORDED this day of OCT 31 1974 at 10:19 A. M., No. 11213

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