

KNOW ALL MEN BY THESE PRESENTS, that LKV 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 Ten thousand and No/100ths (\$10,000.00) and assumption of mortgage as set out below: Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Melvin R. Launius, his heirs and assigns forever:

ALL that lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of Paris Mountain Road and on the northwestern side of Greenville-Greer Highway (also known as Rutherford Road), being shown as Lot 6, 7, 8, 9 and 22 on a plat of the property of P. L. Bruce and C. O. Berry, dated February, 1939, prepared by S. C. Moon, recorded in Plat Book J at Page 54 in the RMC Office for Greenville County, referenced being invited to said plat for a more complete metes and bounds description.

ALSO: ALL that lot of land situate on the northwestern side of the Greenville-Greer Highway (also known as Rutherford Road) in the County of Greenville, State of South Carolina, being shown as the western portion of Lot 10 on a plat of property of P. L. Bruce and C. O. Berry, dated February, 1939, prepared by S. C. Moon and being further described as follows:

BEGINNING at an iron pin on the northwestern side of the Greenville-Greer Highway at the joint front corner of Lots 9 and 10 and running thence with Lot 9 in a northwesterly direction 200 feet to an iron pin at the joint rear corner of Lots 9 and 10; thence with Lot 22 in a northeasterly direction 30 feet to an iron pin at the corner of property conveyed to Perry E. Lindsay by Deed recorded in Deed Book 595 at Page 62; thence with the Lindsay property in a southeasterly direction 200 feet to an iron pin on the northwestern side of the Greenville-Greer Highway; thence with said Highway in a southwesterly direction 30 feet to the beginning point.

As a part of the consideration the Grantee assumes and agrees to pay the balance due on a mortgage to J. H. Roberts recorded in Mortgage Book 1301 at Page 205 in the RMC Office for Greenville County, the balance being approximately \$35,500.00

This is the same property conveyed to the Grantor by deed recorded in Deed Book 993 at Page 349 in the RMC Office for Greenville County.

This property is conveyed subject to all restrictions, easements, right of ways and zoning ordinances of record or on the ground affecting said property.



Greenville County
Stamps
Paid \$ 11.00
Act No. 300 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 4th day of January 1975.

SIGNED, sealed and delivered in the presence of:

LKV ENTERPRISES, INC. (SEAL)

A Corporation

By:

President

Secretary

Donald R. McAlister
Clec L. Lee

Melvin R. Launius
[Signature]

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 4th day of January 1975 .

Donald R. McAlister (SEAL)
Notary Public for South Carolina.

My commission expires: 8-29

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