

TITLE TO REAL ESTATE BY A CORPORATION

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

GREENVILLE 0113

11 3 30 1975

1010 723

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 Sixty-One Hundred and no/ 100-----(\$6100.00)--- 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 CLARENCE F. SMITH, SR. AND HAZEL C. SMITH, THEIR HEIRS AND ASSIGNS FOREVER:

ALL that lot of land, situate in Greenville County, South Carolina on the northwest side of Queensbury Drive, being shown as Lot #3, on Plat of Section 2 of Canterbury Hills, made by Piedmont Engineering and Architects, March 19, 1964, recorded in the RMC Office for Greenville County in Plat Book XX at Page 191 and having such metes and bounds as shown thereon.

This is the identical property conveyed to the grantor by deed of Robert Charles Melton & Phyllis Diane Melton, recorded in Deed Book 913 at Page 114.

This conveyance is made subject to any restrictions or easement as may appear of records, on the recorded plats, or on the premises.

The Grantee herein assumes and agrees to pay that certain note and mortgage heretofore executed unto Fidelity Federal Savings & Loan Association, recorded in the RMC Office for Greenville County in Mortgage Book at Page and has a present balance of \$24,400.00.



13.00  
Greenville County  
Stamps  
Paid \$ 7.15  
Act No. 380 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 12th day of April 19 75.

SIGNED, sealed and delivered in the presence of:

*Theresa M. Clifford*  
*William D. ...*

LARRY G. SHAW BUILDER, INC. (SEAL)  
A Corporation  
By: *[Signature]*  
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 12th day of April 19 75.

*William D. ...* (SEAL)  
Notary Public for South Carolina. MY COMMISSION EXPIRES JUNE 13, 1979

*Theresa M. Clifford*

RECORDED this day of APR 14 1975, at 3:18 P. M., No. 25702

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