

TITLE TO REAL ESTATE BY A CORPORATION

FILED GREENVILLE CO. S. C.

Vol 1020 Page 742

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JUL 2 2 19 75
DONNIE S. TAYLORSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that STAN SMITH 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 One and No/100 (\$1.00) ----- Dollars, and assumption of mortgages as set out hereinbelow ----- 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 SARAH W. BRUIN, her heirs and assigns, forever:

All those certain pieces, parcels or lots of land in the State of South Carolina, County of Greenville, on the south side of Cromwell Avenue, being shown as a portion of Lots 16, 17, 18 and 19 on a plat of property entitled "Property of Hicks & Jackson", recorded in Plat Book E, Page 258 in the RMC Office for Greenville County and being more recently shown on survey by C. C. Jones dated June 18, 1960, as follows:

BEGINNING at an iron pin on the southwest side of Cromwell Avenue, said iron pin being, S. 44-20 E., 137 feet from the intersection of Cromwell Avenue and Lupo Street, at the joint front corner of Lots 19 and 20; thence with the line of Lot 20, S. 43-19 W., 120 feet to an iron pin on the north-eastern side of Cherry Avenue; thence with said Avenue, S. 46-41 E., 100 feet to an iron pin at the joint front corner of Lots 15 and 16; thence with the line of Lot 15, N. 43-19 E., 119 feet to an iron pin on Cromwell Avenue; thence with the southwest side of said Avenue, N. 44-20 W., 100 feet to the point of beginning.

As a part of the consideration for this conveyance, the Grantee hereby assumes and agrees to pay the balance of that certain mortgage in favor of The Independent Life & Accident Insurance Company, recorded in Mortgage Book 1106, Page 308 in the RMC Office for Greenville County, having a present balance of \$5,612.42.

Also, as part of the consideration for this conveyance, the grantee hereby assumes and agrees to pay the balance of that certain mortgage in favor of James C. DuBose, recorded in Mortgage Book 1320, Page 547 in the RMC Office for Greenville County, having a present balance of \$21,247.00 Derivation Deed Book 1005, Page 485.

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 1st day of July 19 75 STAN SMITH ENTERPRISES, INC
SIGNED, sealed and delivered in the presence of

Sandra M. Bradwell
Anne R. Southerland

By: *Stanford G. Smith* SEAL
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 its 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 1st day of July 19 75
Sandra M. Bradwell SEAL *Anne R. Southerland*

Notary Public for South Carolina
My commission expires: 1-7-85

RECORDED this _____ day of JUL 2 1975 at 2:19 P. M., No. 242

2576

4328 RV-21