

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
DONNE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that GOLDEN GROVE PROPERTIES, 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 set out 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 Veldee J. Cooper, Jr. and Patricia A. Cooper, their heirs and assigns, forever;

All that certain piece, parcel or lot of land, situate, lying and being on the northern side
of Golden Grove Circle, in the County of Greenville, State of South Carolina, being known
and designated as Lot No. 12 as shown on plat entitled Golden Grove Estates, Section I, dated
December 13, 1971, prepared by R. D. Garrison, and recorded in the RMC Office for Greenville
County, South Carolina in Plat Book 4R, at Page 1, and having according to said plat the
following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Golden Grove Circle at the joint front corner
of Lots Nos. 11 and 12 and running thence with the common line of said Lots N. 21-45 E. 210.0
feet to an iron pin; thence running N 68-15 W. 120.0 feet to an iron pin; thence running
S. 21-45 W. 210.0 feet to an iron pin on the northern side of Golden Grove Circle; thence
running with the northern side of Golden Grove Circle S. 68-15 E. 120.0 feet to the point of
beginning.

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This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances,
easements and rights of way, if any, affecting the above-described property.

As a part of the consideration herein, the grantees specifically assume and agree to pay that
certain mortgage in favor of First Federal Savings and Loan Association in the principal
amount of \$26,400.00, recorded in the RMC Office for Greenville County, South Carolina in
Mortgage Book 1284, at Page 77, and having a present principal balance due thereon of \$25,532.50.

As a part of the consideration herein, the grantees specifically assume and agree to pay that
certain mortgage, insofar as it pertains to Lot 12, Golden Grove Circle, Golden Grove Estates,
Section I, in an amount of \$3,000.00, in favor of Frank Ulmer Lumber Company, Inc., recorded
in the RMC Office for Greenville County, South Carolina in Mortgage Book 1298, at Page 471.

As a part of the consideration herein, the grantees specifically assume and
agree to pay that certain mortgage, insofar as it pertains to Lot 12, Golden
Grove Circle, Golden Grove Estates, Section I, in an amount of \$3,000.00, in
favor of Frank Ulmer Lumber Company, Inc., recorded in the RMC Office for
Greenville County, South Carolina, in Mortgage Book 1333, at page 511.

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)' 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)' 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 5th day of February 19 76.

SIGNED, sealed and delivered in the presence of:

GOLDEN GROVE PROPERTIES, INC. (SEAL)

James R. Luetke
Notary Public for South Carolina

A Corporation
By: *Thomas C. [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 5th day of February 19 76.
James R. Luetke (SEAL)
Notary Public for South Carolina.

James R. Luetke

My commission expires: 4/7/79

RECORDED this day of FEB 9 1976 19, at 3:58 P. M., No. 20051

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