

FILED GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MAR 23 2 54 PM '76

DONNIE S. TANKERSLEY  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Charter Oaks, Ltd.  
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 Dollar and assumption of mortgage indebtedness recited 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 PATTERSON-TAYLOR BUILDERS, INC., Its Successors and Assigns Forever:

All that piece, parcel or lot of land containing 13.25 acres, more or less,  
situate, lying and being near the City of Greenville, County of Greenville,  
State of South Carolina, and having, according to plat entitled "Property of  
Patterson-Taylor Builders, Inc." dated March 9, 1976, prepared by C. O.  
Riddle, Registered Surveyor, and recorded in the RMC Office for Greenville  
County, S. C., in Plat Book 5-0 at Page 69, the following metes and  
bounds, to-wit:

BEGINNING at an iron pin in the center of Devenger Road, and running thence  
with the center of Devenger Road, the following courses and distances:  
S. 85-17 E. 300 feet, S. 87-12 E. 100 feet, N. 78-47 E. 106.2 feet to  
an iron pin at the joint corner of subject property and property now or  
formerly of Hubert Vaughn; thence with the line of property now or formerly  
of Vaughn, N. 69-44 E. 250 feet to an iron pin at the joint corner of property  
now or formerly of Vaughn and property now or formerly of J. Henry Chapman;  
thence with the line of property now or formerly of Chapman, S. 42-01 E.  
718.1 feet to an iron pin in the line of property now or formerly of Mamie  
Vaughn; thence with the line of property now or formerly of Mamie Vaughn,  
the following courses and distances: S. 80-51 W. 200.1 feet to an iron pin,  
S. 78-14 W. 920.3 feet to an iron pin in the center line of Boiling Springs  
Road; thence with the center line of Boiling Springs Road, the following  
courses and distances: N. 16-00 W. 220.7 feet, N. 13-15 W. 100 feet, N. 8-09  
W. 123.25 feet, N. 4-24 W. 244.1 feet to the point of beginning.

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

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The Grantee herein specifically assumes and agrees to pay that certain mortgage  
in favor of Edward D. Gilmer recorded in the RMC Office for Greenville County,  
South Carolina, in Mortgage Book 1255 at Page 255, in the original amount of  
\$80,000.00, and having a present principal balance of \$48,000.00; and  
also that certain mortgage in favor of First Piedmont Bank and Trust Company  
recorded in Mortgage Book 1296 at Page 783, in the original amount of \$19,700.00  
and having a present principal balance of \$18,208.18.

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 22nd day of March 1976.

SIGNED, sealed and delivered in the presence of:

CHARTER OAKS, LTD. (SEAL)

A Corporation  
By:

*James D. Taylor*  
*James D. Taylor*

*James S. Taylor*  
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 Cor-  
poration 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 22nd day of March 1976.

*James D. Taylor* (SEAL)  
Notary Public for South Carolina  
My commission expires 8/12/80

*James D. Taylor*

RECORDED this \_\_\_\_\_ day of MAR 23 1976 19 \_\_\_\_\_ at 2:54 P. M., No. 24197

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