

Mann, Foster & Richardson, Attorneys at Law, Greenville, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

3 18 PM '76
CONNIE S. TANKERSLEY
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that Jack E. Shaw Builders, 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 Twenty Eight Thousand and No/100 (\$28,000.00) and assumption of mortgage 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 Gerald E. Karr and Wanda M. Karr, their heirs and assigns, forever;

All that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot 62 on plat of Kingsgate, recorded in the RMC Office for Greenville County, South Carolina in Plat Book WWM, at Pages 44 and 45, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the eastern side of Lambourn Way at the joint front corner of Lots 62 and 63 and running thence along the common line of said Lots N. 65-27 E. 170.1 feet to a point; thence S. 15-37 E. 105.6 feet to a point; thence S. 53-26 W. 158.7 feet to a point on the eastern side of Lambourn Way; thence along the curve of the said Lambourn Way the following courses and distances: N. 41-48 W. 22.8 feet to an iron pin; N. 30-03 W. 53.6 feet to an iron pin and N. 10-51 W. 38.6 feet to an iron pin and N. 10-13 W. 25.0 feet to the point of beginning.

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

This is the same property conveyed to the grantor herein by Deed recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1018, at Page 175.

As a part of the consideration herein, the Grantees assume and agree to pay that certain mortgage in favor of Fidelity Federal Savings and Loan Association in the principal amount of \$40,000.00, recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1339, at Page 25, and having a present balance due thereon of \$23,000.00.

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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 20th day of May 1976.

SIGNED, sealed and delivered in the presence of:

Jimmy C. Stephens
Peter H. Brown

JACK E. SHAW BUILDERS, INC. (SEAL)
A Corporation
By: *Bill Shaw*
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 20th day of May 1976.

Francis R. Leitke (SEAL)
Notary Public for South Carolina.

Peter H. Brown

My commission expires: ~~4/1/79~~ 11/23/80

RECORDED this day of MAY 21 1976 at 3:18 P. M., No. 27205

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