

107 Hollymont Court
Simpsonville, S. C. 29681
TITLE TO REAL ESTATE BY A CORPORATION

VCL 1048 PAGE 445

FILED
GREENVILLE CO. S. C.
DEC 23 3 03 PM '76
DONNIE S. TANNERSLEY
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that **George O'Shields 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 the sum of **Nine thousand**
two hundred fifty (\$9,250.00), and assumption of mortgage as set out ~~XXXX~~
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 **Nayanbhai R. Desai and Geera N. Desai, their heirs and assigns,**
forever:

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DEC 23 E

ALL that certain piece, parcel, or lot of land, situate, lying and being on
the eastern side of Hollymont Court, in the State of South Carolina, County
of Greenville, Austin Township, being shown and designated as Lot 16 on a
Plat of HOLLY TREE PLANTATION, Phase II, recorded in the RMC Office for
Greenville County in Plat Book 5-D, at Pages 47 and 48, and having, according
to said Plat, the following metes and bounds:

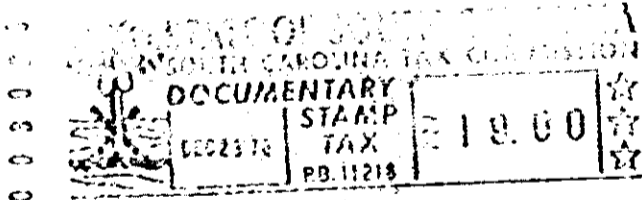
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BEGINNING at an iron pin on the eastern side of Hollymont Court at the joint
corner of Lots 16 and 70 and running thence with the common line of said Lots,
N 77-29 E, 147.1 feet to an iron pin; thence S 21-30 E, 115.0 feet to an iron
pin; thence S 47-57 W, 10.45 feet to an iron pin; thence S 22-34 W, 136.9 feet
to an iron pin; thence N 54-15 W, 124.0 feet to an iron pin on the eastern
side of Hollymont Court; thence with the curve of the eastern side of Holly-
mont Court, the chords of which are: N 22-22 E, 21.27 feet to an iron pin,
N 07-35 W, 30 feet to an iron pin; N 42-47 W, 30.0 feet to an iron pin;
thence with the eastern side of Hollymont Court, N 07-30 W, 65.0 feet to an
iron pin, the point of beginning. Derivation: Grantor Holly Tree Plantation
recorded February 13, 1976 in Deed Book 1031 Page 595.

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

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As a part of the consideration herein, the Grantees assume and agree to pay
that certain mortgage in favor of First Federal Savings and Loan Association
in the principal amount of \$41,200.00, recorded February 13, 1976, in the RMC
Office for Greenville County in Mortgage Book 1360, at Page 248, and having
a present balance due thereon of \$36,950.00.



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 **23rd** day of **December** 19 **76**.
SIGNED, sealed and delivered in the presence of:

W. Cash
Ruth Drake

GEORGE O'SHIELDS BUILDERS, INC. (SEAL)
A Corporation
By: *George O'Shields*
President **George O'Shields**
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 **23rd** day of **December** 19**76**

W. Cash (SEAL)
Notary Public for South Carolina.
My commission expires: **9/29/81**

Ruth Drake

RECORDED this _____ day of **DEC 23 1976** 19 _____ at **3:03** P. M., No. **17005**

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