

22 Potomac Avenue, Greenville, S. C. 29605

John G. Cheros

TITLE TO REAL ESTATE BY A CORPORATION - ~~John G. Cheros~~ Attorneys at Law, Greenville, S. C.

1000

GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Jim McGaughy, 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 Dollars, plus distribution of corporate assets in kind, 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 James A. McGaughy, his heirs and assigns, forever:

All those pieces, parcels or lots of land lying in the State of South Carolina, County of Greenville, shown as Lot 16, Section 1, on plat of Haselwood, recorded in Plat Book 4X at page 73, Lots 20 and 31, Section 2, plat of Haselwood, recorded in Plat Book 5D at page 25, and Lots 44 and 50, of Section 3, recorded on Plat of Haselwood, in Plat Book 5D at page 26, and having such courses and distances as will appear by reference to said plats.

Lot 16: conveyed by Devenwood Land Company, a Partnership, Deed Book 1041, page 614, August 23, 1976.

Lot 20: conveyed by Devenwood Land Company, a Partnership, Deed Book 1035, page 921, May 7, 1976.

Lot 31: Conveyed by Devenwood Land Company, a Partnership, Deed Book 1050, page 17, January 25, 1977.

Lot 44: Conveyed by Devenwood Land Company, a Partnership, Deed Book 1048, page 551 on December 28, 1976.

Lot 50: Conveyed by Devenwood Land Company, a Partnership, Deed Book 1051, page 770 on February 28, 1977.

As part of the consideration for the foregoing conveyances, the grantee assumes and agrees to pay the outstanding balances on the mortgages set forth below:

Lot 16: Mortgage to Home Federal Savings and Loan Association, recorded in Mortgage Book 1375, page 939, having an approximate balance of \$35,150.00.

Lot 20: Mortgage to Carolina Federal Savings and Loan Association, recorded in Mortgage Book 1366, page 951, having an approximate balance of \$41,000.00.

Lot 31: Mortgage to South Carolina Federal Savings and Loan Association, recorded in Mortgage Book 1387, page 808, having an approximate balance of \$39,550.00.

Lot 44: Mortgage to Carolina Federal Savings and Loan Association, recorded in Mortgage Book 1386 at page 81, having an approximate balance of \$36,500.00.

Lot 50: Mortgage to Carolina Federal Savings and Loan Association, recorded in Mortgage Book 1390 at page 325, having an approximate balance of \$36,800.00.

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(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 28th day of April 1977.

SIGNED, sealed and delivered in the presence of:

JIM MCGAUGHY, INC.

(SEAL)

A Corporation

By:

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 28th day of April 1977.

Notary Public for South Carolina. (SEAL)

My commission expires: 4/7/79

RECORDED this 29 day of April 1977, at 4:42 P.M. No.

0720

328 RV-2