

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

GREENVILLE CO. S

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

1055 931

KNOW ALL MEN BY THESE PRESENTS, that J & B BUILDERS & DEVELOPERS, 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 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 Realistic Builders, Inc., its successors and assigns, forever

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 23 of Ridgewood Subdivision, according to a plat prepared by R. B. Bruce, September 27, 1971, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-R, Page 23, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the edge of Ridgewood Drive, joint front corner of Lots Nos. 22 and 23, and running thence with the common line of said Lots, N. 10-43 E. 226.5 feet to a point; thence N. 80-43 E. 100 feet to a point; thence S. 3-19 E. 249.4 feet to a point on the edge of Ridgewood Drive; thence running with said Road N. 74-40 W. 85 feet to a point; thence continuing with said Road N. 63-40 W. 85 feet to a point, the point of beginning.

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 954, at Page 621, from C. E. Robinson, Jr., as Trustee.

As a part of the consideration herein, the Grantee assumes and agrees to pay that certain mortgage in favor of Travelers Rest Federal Savings and Loan Association, recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1248, Page 616, and having a balance due thereon of \$17,056.64.

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GRANTEE: Realistic Builders, Inc.
Route 3, Box 283-B
Pelzer, South Carolina 29669

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 29th day of April 1977.

SIGNED, sealed and delivered in the presence of:

J & B BUILDERS & DEVELOPERS, INC. (SEAL)
A Corporation
By:

[Signature]
Francis R. Leitke

President
[Signature]
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 29th day of April 19 77.

[Signature] (SEAL)
Notary Public for South Carolina.

[Signature]
Francis R. Leitke

My commission expires: 4/7/79

RECORDED this 1st day of May 19 77, at _____ M. No. _____

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