

TITLE TO REAL ESTATE BY A CORPORATION
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
SEP 6 9 53 AM '79
DONNIE'S TANKERSLEY
R.M.C.

VOL 1110 PAGE 871

KNOW ALL MEN BY THESE PRESENTS, that Leake & Garrett, 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 Seventeen thousand four hundred and thirteen/100 (\$17,478.13) Dollars, and assumption of a mortgage more specifically described 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 Kenneth L. Ward and Charlene F. Ward, their heirs and assigns forever

All that certain lot of land lying in the Town of Mauldin, County of Greenville, State of South Carolina, and shown as Lot No. 78, Rosewood Circle, of Peachtree Terrace, Section 2, and recorded in the RMC Office for Greenville County in Plat Book BBB at page 154 and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of Rosewood Circle at the joint front corner of Lots 78 and 79 and running thence with the joint line of said lots S. 53-04 E. 261.9 feet to an iron pin on the line of property of A. R. Wallace and C. F. Davis; thence with the Wallace and Davis line, S. 21-16 W. 122.3 feet to an iron pin; thence along the rear lines of Lots 76 and 77 N. 48-23 W. 258.4 feet to a point on the southeastern side of Rosewood Circle; thence with the side of said Circle N. 50-14 E. 15 feet to an iron pin; thence N. 40-00 E. 82 feet to an iron pin at the point of beginning.

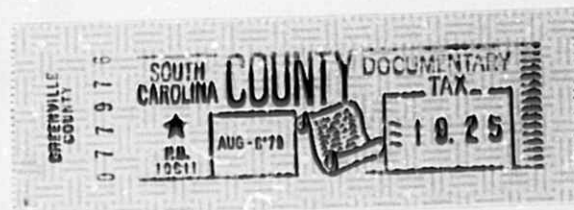
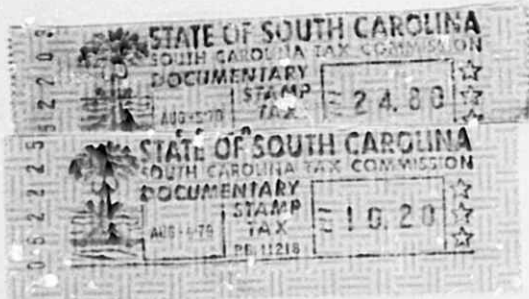
This conveyance is made subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights of way appearing on the property and/or of record.

This is the same property conveyed to the grantor by deed of William Richey and Ricky W. Richey dated November 5, 1975 and recorded in the RMC Office for Greenville County in Deed Book 1046 at page 154.

-15-799-116.2-1-186

As a part of the consideration for this conveyance, the grantees herein assume and agree to pay the balance due on that certain mortgage given by Leake & Garrett, Inc. to United Federal Savings and Loan Association dated November 5, 1976 and recorded in the RMC Office for Greenville County in Mortgage Book 1383 at page 52 on November 15, 1976, in the original amount of \$28,400.00 and having a present balance of \$27,421.87.

The grantee's address is: 309 Rosewood Circle, Mauldin, SC 29662



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 31st day of August 19 79.

SIGNED, sealed and delivered in the presence of:

Seni D. Palmer
SPM

LEAKE & GARRETT, INC. (SEAL)
A Corporation
By: Frank J. Leake
President
L. Sidney Garrett
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 31st day of August 1979
Seni D. Palmer (SEAL)

Notary Public for South Carolina.
My Commission expires: 10/18/86

RECORDED this SEP 6 1979 at 9:53 A.M. M. No. 8022