

607 Brentwood Way, Simpsonville, S.C. 29681

TITLE TO REAL ESTATE BY A CORPORATION

VOL 1118 PAGE 356

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
JAN 3 1980
R.M.C.
TANERSLEY
CO. S. C.
PH '80

KNOW ALL MEN BY THESE PRESENTS, that JAMES LEARY BUILDERS, INC.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Simpsonville, State of South Carolina, in consideration of SIXTEEN THOUSAND, TWO

HUNDRED and No/100 (\$16,200.00) Dollars and assumption of mortgage as ~~XXXXXX~~ set forth 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 N. CURCIO and RITA M. CURCIO, their heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, shown and designated as Lot No. 170 on plat of BRENTWOOD, Section NO. 4, as recorded in Plat Book 5-D at Page 43, and a more recent plat of Property of James Leary Builders, prepared by Richard D. Wooten, Jr., dated April 2, 1979, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Ment Drive, joint front corner of Lots 170 and 171, and running thence along said Ment Drive, N. 21-27 W. 105 feet to an iron pin; thence with the intersection of Ment Drive and Brentwood Way, N. 24-47 E. 34.6 feet to an iron pin; thence turning and running along Brentwood Way, N. 71-00 E. 125.35 feet to an iron pin; thence turning and running along the rear line of Lot 170, S. 19-55 E. 127.2 feet to an iron pin; thence turning and running along the common line of Lots 170 and 171, S. 69-59 W. 146.71 feet to an iron pin on Ment Drive, being the point of beginning.

- 18-899-319.2-1-98

This is the same property conveyed to the Grantor herein by deed of Rackley, Builder-Developer, Inc., dated June 4, 1979, and recorded June 5, 1979, in Greenville County Deed Book 1104 at Page 138.

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

As part of the consideration for this conveyance, the Grantees hereby assume and agree to pay the balance on that mortgage from Grantor to First Federal Savings & Loan Association, dated June 4, 1979, and recorded June 5, 1979, in Greenville County REM Volume 1469 at Page 177, in the original principal amount of \$41,600.00, said mortgage having a present unpaid principal balance of \$41,600.00.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
\$ 18.15

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ JAN 3 '79
P.B. 15811
18.15

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 December 1979.

SIGNED, sealed and delivered in the presence of:

Kathryn D. Cunningham
W. B. Lyga

JAMES LEARY BUILDERS, INC. (SEAL)
A Corporation
By: *James Leary* (LS)
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 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 31st day of December 1979.

Kathryn D. Cunningham (SEAL)

W. B. Lyga

Notary Public for South Carolina.
My commission expires: 3/15/82

RECORDED JAN 3 1980 day of _____ 19____ at _____ 3:14 P.M., No. _____

550

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319.1, 2