

TITLE TO REAL ESTATE BY A CORPORATION, MORTGAGE, Ashmore & Brissey, Attorneys at Law, Greenville, S. C. R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Jack E. Shaw 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 Eight Thousand Two Hundred Twenty-Two and 77/100-----(\$8,222.77)----- Dollars, 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 K. Semones and Frances B. Semones, their heirs and assigns forever

All that certain piece, parcel, or lot of land situate, lying and being on the northwestern side of Kenilworth Drive, in the County of Greenville, State of South Carolina, being shown and designated as Lot 12 on a Plat of Section 4, Wellington Green, made by Piedmont Engineers & Architects, October 2, 1968, recorded in the R. M. C. Office for Greenville County in Plat Book WW, at Page 36, and having, according to said Plat, the following metes and bounds, to-wit:

Beginning at a point on the northwestern side of Kenilworth Drive, joint front corner of Lots 12 and 13, and running thence along the common line of said Lots N. 50-50 W. 153.2 feet to a point; thence with Brushy Creek as the line N. 54-03 E. 140.0 feet to a point; thence along the common line of Lots 11 and 12 S. 48-76 E. 117.25 feet to a point on the northwestern side of Kenilworth Drive; thence along the said Kenilworth Drive S. 39-10 W. 130.0 feet to the point of beginning.

This conveyance is made subject to such easements, rights-of-way and restrictions of record or as appear on the premises.

This is the same property conveyed to the grantor herein by deed recorded in the R. M. C. Office for Greenville County, in Deed Book 916, at Page 269.

As a part of the consideration herein, the grantee assumes and agrees to pay that certain mortgage in favor of First Federal Savings & Loan Association, in the principal amount of \$26,700.00, recorded in the R. M. C. Office for Greenville County, in Mortgage Book 1176, at Page 135, and having a present principal balance due thereon of \$26,527.23.

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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 against the grantor and its successors and against every person whatsoever 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 15th day of November 1971.

SIGNED, sealed and delivered in the presence of: [Signatures of witnesses]

JACK E. SHAW BUILDERS, INC. (SEAL) A Corporation By: [Signature] President Jack E. Shaw Secretary

STATE OF SOUTH CAROLINA } PROBATE COUNTY OF GREENVILLE }

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 15th day of November 1971.

[Signature] (SEAL) My commission expires: 4/7/79

RECORDED this 13th day of December 1971 at [Location] No. 16221

271-5414-1-139