THEE TO REAL ESTATE - CORPOR PHYS LORD LORD SECTION OF THE STATE STATES SE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Lindsey Real Estate Co., Inc. 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) and assumption

of mortgage indebtedness 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 Skelton Real Estate Co., Inc., its successors and assigns forever

All that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the southern side of Hicks Court in Greenville County, South Carolina, being known and designated as a major portion of lot no. 1 on a plat of Ecole Acres, Section II, made by Campbell and Clarkson Surveyors, Inc. dated July 12, 1974, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 4-R, Page 90 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Hicks Court in the front line of lot no. 1 (said iron pin being located S. 64-39 W. 20.0 feet from an old iron pin being the original joint front corner of lots nos. 1 and 2) and running thence along a new line through lot no. 1 S. 43-58 E. 202.5 feet to an old iron pin at the rear corner of lots nos. 1 and 2; thence S. 58-39 W. 170 feet to an iron pin in the line of section I of the subdivision known as Ecole Acres; thence N. 37-52 W. 22 feet to an iron pin; thence N. 35-32 W. 100 feet to an iron pin; thence N. 37-08 W. 90.8 feet to an iron pin on the southern side of Hicks Court; thence along the southern side of Hicks Court N. 64-39 E. 145.5 feet to an iron pin, the point of beginning.

1/02 - 394 -1-44 The above property is hereby conveyed subject to the rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the grounds affecting said property, and subject to a Duke Power right of way easement 68 feet in width as shown on the recorded subdivision plat which transects the above described property.

As a part of the consideration of this deed, the grantee agrees and assumes to pay in full the indebtedness due on the note and mortgage covering the above described property given to Doris D. Baker dated June 20, 1974 in the original sum of \$21,000.00 and recorded in the R.M.C. Office for said county and state in mortgage book 1314, page 267 which has a present balance due in the sum of \$\_3200.00

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 of 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 31 of day of July 1975

Sugned, sealed and delivered in the presence of	LINDSEY REAL ESTATE CO., INC.	(SEAL)
Lynka O Sorrisker	By: Liming Liveling Vic	e President
Mille A. Kitnen	and	Secretary

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

**PROBATE** 

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor poration, 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 $3/2$ day of	July	19 75	. ^	
Lenda D Torristor	(SEAL)	dileen	S. Rudna	
Notary Public for South Carolina 8/4/79	(OEAE)			
RECORDED thistlay ofAUG	5 1975 19	, at!i:00	P • _M., No	