

TITLE TO REAL ESTATE BY A CORPORATION - Mann, Foster & Brissett, Attorneys at Law, Greenville, S. C.

FILED GREENVILLE S.C. MAR 13 11 58 AM '70 OLLIE FARNSWORTH 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 -----Fourteen Thousand Six Hundred Twelve and 62/100 (\$14,612.62)----- 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 Clingman W. Mitchell and Winifred S. Mitchell, their heirs and assigns, forever;

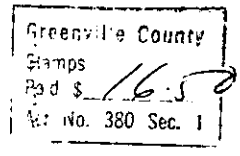
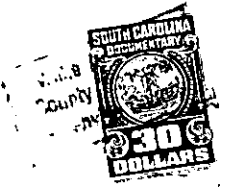
All that certain piece, parcel or lot of land, situate, lying and being on the eastern side of Donington Drive, County of Greenville, State of South Carolina, being shown and designated as Lot 55 on a plat entitled Kingsgate by Piedmont Engineers and Architects, recorded in the RMC Office for Greenville County, South Carolina in Plat Book WNW, Pages 44 and 45, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the eastern side of Donington Drive, joint front corner of Lots 54 and 55, and running thence along the common line of said Lots N. 77-35 E. 159.1 feet to a point; thence running S. 12-11 E. 125.0 feet to a point; thence running along the common line of Lots 55 and 56 S. 77-35 W. 158.4 feet to a point on the eastern side of Donington Drive; thence along Donington Drive S. 12-30 E. 125.0 feet to the point of beginning.

This conveyance is made subject to protective covenants, easements and rights-of-way of record.

This is the same property conveyed to the grantor herein by deed of Piedmont Land Co., Inc. recorded in the RMC Office for Greenville County in Deed Book 864, at Page 181.

As a part of the consideration herein the grantees specifically assume and agree to pay that certain mortgage in favor of First Federal Savings and Loan Association in the principal amount of \$28,000.00 recorded in the RMC Office for Greenville County in Mortgage Book 1120, at Page 170, and having a principal balance due thereon of \$27,887.38.



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 12th day of March 19 70. JACK E. SHAW BUILDERS, INC. SIGNED, sealed and delivered in the presence of: (SEAL)

Handwritten signatures of witnesses: Clingman W. Mitchell and Winifred S. Mitchell

A Corporation By: Jack E. Shaw 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 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 12th day of March 19 70. Notary Public for South Carolina. (SEAL)

Handwritten signature of Notary Public

My commission expires 5/19/79 RECORDED this 13th day of March 1970 at 11:58 A. M., No. #20007

-271-541.5-1-30