

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

AUG 23 10 24 AM '70

OLLIE FARNSWORTH

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 Five Hundred and No/100 (\$14,500.00) Dollars, and assumption of mortgage set out 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 Robert D. Vail and Mildred J. Vail, their heirs and assigns, forever;

All that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, on the southwestern side of Aberdare Lane, being shown and designated as Lot 27 on a plat entitled Kingsgate by Piedmont Engineers and Architects, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book WW, Pages 44 and 45, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the southwestern side of Aberdare Lane, joint front corner of Lots 26 and 27, and running thence S. 69-57 W. 126.2 feet to a point; thence running N. 38-16 W. 122.2 feet to a point, joint rear corner of Lots 27 and 28; thence along common line of said Lots 27 and 28 N. 51-42 E. 156.1 feet to a point on the southwestern side of Aberdare Lane; thence along said Aberdare Lane S. 30-35 E. 61.2 feet to a point; thence still with Aberdare Lane S. 22-40 E. 105.0 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 Company, Inc. dated March 2, 1970 and recorded in the RMC Office for Greenville County in Deed Book 885, at Page 339.

As a part of the consideration herein, the grantees assume and agree to pay that certain mortgage in favor of First Federal Savings and Loan Association in the principal amount of \$30,000.00, recorded in the RMC Office for Greenville County in Mortgage Book 1149, at Page 382, and having a present principal balance due thereon of \$30,000.00.



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 against the grantor and its successors and against every person whosever 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 19th day of August 1970, JACK E. SHAW BUILDERS, INC.

SIGNED, sealed and delivered in the presence of: (SEAL)

Paul J. Douthett
Frances R. Leitke

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 19th day of August 1970.
Paul J. Douthett (SEAL) Notary Public for South Carolina.
Frances R. Leitke

My commission expires: 11/2/79
RECORDED this 20th day of August 1970 at 10:24 A. M., No. #4222

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