

FILED
GREENVILLE CO. S. C.
FEB 25 2 51 PM '71
OLLIE FARNSWORTH
R. M. C.

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A.
307 PETTIGRU STREET, GREENVILLE, S. C. 29603
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that **RACKLEY-HAWKINS, LTD.**
A Corporation chartered under the laws of the State of Greenville, State of South Carolina, in consideration of **Six Thousand Five Hundred (\$6,500.00)** and having a principal place of business at
AND ASSUMPTION OF MORTGAGE INDEBTEDNESS SET FORTH BELOW 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 **GEORGE H. PADGETT, & MAE A. PADGETT, their heirs and assigns forever:**

ALL that piece, parcel or lot of land with buildings and improvements thereon, situate on the Northeastern side of Shadecrest Drive, in the Town of Mauldin, Greenville County, South Carolina, being shown and designated as Lot No. 41 on a Plat of Hillsborough, Section 1, made by Jones Engineering Service, dated April, 1969, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book WW, page 56, and having, according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northeastern side of Shadecrest Drive at the joint front corner of Lots Nos. 41 and 42 and running thence N. 30-45 E., 139 feet to an iron pin; thence N. 59-16 W., 125.3 feet to an iron pin at the joint rear corner of Lots Nos. 40 and 41; thence along the common line of said lots, S. 24-12 W., 140.8 feet to an iron pin on Shadecrest Drive; thence along the Northeastern side of Shadecrest Drive, S. 60-27 E., 13 feet to a point; thence continuing along the Northeastern side of Shadecrest Drive, S. 59-15 E., 97 feet to an iron pin, the beginning corner.


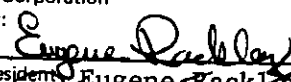



The above property is a part of the same conveyed to the Grantor herein by deed of Otis P. Moore, et al, recorded in Deed Book 867, page 45, and is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

As a part of the consideration for this conveyance the Grantee herein assumes and agrees to pay in full the balance of \$21,000.00 due and payable on a mortgage given by the Grantor herein to First Federal Savings & Loan Association dated November 13, 1970, recorded in said RMC Office in Mortgage Book 1173, page 178, on November 19, 1970.

The Grantee agrees to pay Greenville County and Town of Mauldin property taxes for the tax year 1971 and subsequent years.


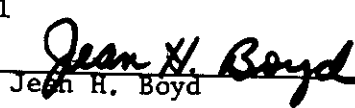
together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining: to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. 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 23rd day of February 19 71.

SIGNED, sealed and delivered in the presence of:
 **RACKLEY-HAWKINS, LTD.**
A Corporation
By: 
President **Eugene Rackley**

Secretary **Joe E. Hawkins**
 

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 23rd day of February 19 71
 (SEAL) 
Notary Public for South Carolina: **Frances B. Holtzclaw** **Jean H. Boyd**
My commission expires 9/15/79

RECORDED this 25th day of February 19 71, at 2:48 P. M., No. #19809

75-145-1-41