

STATE OF SOUTH CAROLINA,
County of GREENVILLE

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS That KULZE, INC.
a corporation organized and existing under the laws of the State of South Carolina and having its principal place of business at

in the State of South Carolina, for and in consideration of the
sum of ELEVEN THOUSAND SIX HUNDRED EIGHTY-SIX AND 42/100THS (\$11,686.42) DOLLARS
AND ASSUMPTION OF MORTGAGE RECITED BELOW

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto EDSEL L. KEITH and ANN S. KEITH:

All that piece, parcel or lot of land situate, lying and being on the Southeastern side of Chisolm Trail in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 2 as shown on a plat of Parkins Lake Development, Section 2, prepared by R. K. Campbell, Registered Surveyor, dated October 22, 1962, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book YY at page 93, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southeastern side of Chisolm Trail at the joint front corner of Lots Nos. 1 and 2 and running thence with the line of Lot No. 1 S. 56-05 E. 185 feet to an iron pin at the joint rear corner of Lots Nos. 1 and 2; thence S. 33-55 W. 150 feet to an iron pin at the joint rear corner of Lots Nos. 2 and 3; thence with the line of Lot No. 3 N. 56-05 W. 185 feet to an iron pin on the Southeastern side of Chisolm Trail at the joint front corner of Lots Nos. 2 and 3; thence with the Southeastern side of Chisolm Trail N. 33-55 E. 150 feet to the point of beginning.

This is the identical property conveyed to the Grantor herein by deed of Faust Nicholson, Individually and as Trustee, dated December 1, 1969, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 880, page 316.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roadways, easements and rights of way, if any, affecting the above-described property.

As a part of the consideration for this conveyance the Grantee herein assumes and agrees to pay the balance due on that certain mortgage given by the Grantor herein to Fidelity Federal Savings and Loan Association in the original sum of \$37,000.00, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1143 at page 298: The outstanding principal balance now remaining on this mortgage being \$36,813.58.

13.20

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the grantee(s) hereinabove named, their successors, heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and their successors, heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers,

on this the 1st day of April in the year of our Lord one thousand, nine hundred and seventy-one and in the one hundred and ninety-fifth year of the Sovereignty and Independence of the United States of America.

KULZE, INC.
John C. Kulze, Jr. (L.S.)
By John C. Kulze, Jr. President

Signed, sealed and delivered in the presence of:

Flora K. Hayes
Fred D. Cox, Jr.



STATE OF SOUTH CAROLINA
County of GREENVILLE

PERSONALLY appeared before me Flora K. Hayes and made oath that she saw John C. Kulze, Jr. as President and as KULZE, INC. a corporation organized and existing under the laws of the State of South Carolina sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that she, with Fred D. Cox, Jr., witnessed the execution thereof.

SWORN to before me this 1st day of April A. D., 1971
Fred D. Cox, Jr. (L.S.)
Notary Public for South Carolina.

Flora K. Hayes

5-1161-1-5