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VEL 920 PAGE 426

OLLIE FARNSWORTH

TITLE TO REAL ESTATE-Prepared by KENDRICK STEPHENSON JOHNSON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA,
County of GREENVILLE

KNOW ALL MEN BY THESE PRESENTS That Balentine Brothers Builders, Inc. a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Nine Thousand Five Hundred and No/100 (\$9,500.00) dollars, and assumption of mortgage as set forth below, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Mary B. McLain, her heirs and assigns forever;

All that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being on the easterly side of Heatherbrook Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 10 on plat entitled Foxcroft, Section I, as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4F, pages 2, 3 and 4 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Heatherbrook Road, said pin being the joint front corner of Lots 9 and 10 and running thence with the common line of said Lots S 82-56 E 165 feet to an iron pin, the joint rear corner of Lots 9 and 10; thence N 7-04 E 158 feet to an iron pin on the southerly side of King George Road; thence with the southerly side of said Road N 83-50 W 140 feet to an iron pin at the intersection of Heatherbrook Road and King George Road; thence S 51-38 W 35.6 feet to an iron pin on the easterly side of Heatherbrook Road; thence with the easterly side of Heatherbrook Road S 7-04 W 130.4 feet to an iron pin, the point of beginning.

This conveyance is subject to a 10 foot drainage easement across rear of lot and to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

As a part of the consideration herein, the grantee does hereby assume and agree to pay the balance due of \$40,000.00 on that certain mortgage given by the grantor herein to Fidelity Federal Savings and Loan Association, in the face amount of \$40,000.00 dated and recorded March 4, 1971 in the RMC Office for Greenville County, S. C., in Mortgage Book 1182, page 424.

For deed into grantor, see Deed Book 910, page 51.

GRANTEE TO PAY 1971 TAXES.



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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, her 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 her 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, W. C. Balentine, President

on this the 16th day of July in the year of our Lord one thousand, nine hundred and seventy-one.

Signed, sealed and delivered in the presence of:

Unita C. Gatz
Mary F. Johnson

BALENTINE BROTHERS BUILDERS, INC. (L.S.)

By W.C. Balentine
and President

STATE OF SOUTH CAROLINA,
County of GREENVILLE



PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw W. C. Balentine as President of Balentine Brothers Builders, Inc. a corporation chartered 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 (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 16th day of July A. D. 1971
Mary F. Johnson (L.S.)
Notary Public for South Carolina
My commission expires November 19, 1979

Unita C. Gatz

Deed Recorded July 16th, 1971 at 4:53 P.M. #1699

10-340.7-1-10