

TITLE TO REAL ESTATE BY A CORPORATION

FILED
GREENVILLE
Dec 9 2 45 PM '71
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 Four Thousand and No/100-----

----- (\$4,000.00) Dollars, and the assumption of the mortgage as referred to 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 Jimmie D. Geyer and Eleanor J. Geyer, their heirs and assigns forever

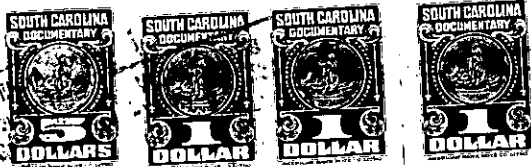
All that certain piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, near the City of Greenville, being known and designated as Lot 25 of a subdivision known as McSwain Gardens, a plat of which is of record in the R. M. C. Office for Greenville County in Plat Book GG, at Page 75, and having the following metes and bounds, to-wit:

Beginning at a point on the northeastern side of Shannon Drive at the joint corner of Lots 24 and 25 and running thence N. 43-40 E. 170.4 feet to a point at the joint rear corner of Lots 24 and 25; thence S. 46-20 E. 108.7 feet to a point on the western side of Mimosa Drive at the joint corner of Lots 25 and 26; thence with the western side of Mimosa Drive S. 13-02 W. 64.3 feet to a point; thence continuing with the western side of Mimosa Drive S. 05-30 W. 126 feet to a point; thence following the curvature of the intersection of Shannon Drive with Mimosa Drive (the chord of which is S. 69-57 W. 17.5 feet) to a point; thence with the northeastern side of Shannon Drive N. 46-20 W. 210.2 feet to the point of beginning.

This conveyance is made subject to such easements, rights-of-way and restrictions of record or as appear on the premises.

This is the same property conveyed to the grantor herein by deed recorded in the R. M. C. Office for Greenville County, in Deed Book 870, at Page 359.

As a part of the consideration herein, the grantee assumes and agrees to pay that certain mortgage in favor of Fidelity Federal Savings & Loan Association, in the principal amount of \$23,500.00, recorded in the R. M. C. Office for Greenville County, South Carolina, in Mortgage Book 1132, at Page 561, and having a present principal balance due thereon of \$22,743.34.



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 6th day of December 19 71.

SIGNED, sealed and delivered in the presence of:

JACK E. SHAW BUILDERS, INC. (SEAL)

A Corporation

By:

President Jack E. Shaw

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 6th day of December 19 71.

Notary Public for South Carolina. (SEAL)

My commission expires: 4/7/79

RECORDED this 9th day of December 19 71 at 2:45 P. M., No. #15948