

Mann, Foster, Richardson & Fisher, Attorneys at Law, Greenville, S.C.
 STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

FILED
 GREENVILLE CO. S.C.
 AUG 21 1973
 S. TANKERSLEY
 R.H.C.

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KNOW ALL MEN BY THESE PRESENTS, that Golden Grove Properties, 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 Eleven Thousand Five Hundred Fifty and no/100ths (\$11,550.00) Dollars, and the assumption of the mortgage indebtedness recited hereinbelow 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 W. Tesnear and Sara L. Tesnear, their heirs and assigns, forever:

All that piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Golden Grove Circle, being known and designated as Lot No. 32, as shown on plat entitled GOLDEN GROVE ESTATES, SECTION I, dated September 7, 1971, prepared by R. D. Garrison, Surveyor, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4-R at Page 1, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Golden Grove Circle at the joint front corner of Lots Nos. 31 and 32 and running thence with the common line of said Lots, S. 25-06 W. 167.6 feet to an iron pin; thence running S. 64-36 E. 165.0 feet to an iron pin at the joint rear corner of Lots Nos. 32 and 33; thence running with the common line of said Lots, N. 26-37 E. 178.3 feet to an iron pin on the southern side of Golden Grove Circle; thence running with the southern side of Golden Grove Circle, N. 68-15 W. 170 feet to the point of beginning.

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

This is a portion of the property conveyed to the grantor herein by deed recorded in the R. M. C. Office for Greenville County, in Deed Book 901 at Page 175.

As a part of the consideration herein, the grantee assumes and agrees to pay that certain mortgage in favor of First Federal Savings & Loan Association in the principal amount of \$22,950.00, recorded in the R. M. C. Office for Greenville County, in Mortgage Book 1270 at Page 895, and having a present principal balance due thereon of \$22,950.00.

- 65-615.5-1-58

Grantor to pay 1973 Greenville County Taxes.



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 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 August 1973.

SIGNED, sealed and delivered in the presence of:
 [Signature] _____
 [Signature] _____
 GOLDEN GROVE PROPERTIES, INC. (SEAL)
 A Corporation
 By [Signature] _____
 President James Cooley
 Secretary _____

STATE OF SOUTH CAROLINA } PROBATE
 COUNTY OF GREENVILLE }
 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 August 1973.
 [Signature] _____ (SEAL)
 Notary Public for South Carolina.
 My commission expires: ... 4/11/79

RECORDED this 30th day of August 1973, at 9:21 A. M., No. 6331

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