

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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
Four Hundred Eighty Four and 27/100 (\$484.27)----- Dollars,
and assumption of mortgages hereinafter set out,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain,
sell and release unto CONRAD A. and PATRICIA A. GRAY, their heirs and assigns, forever:

All that piece, parcel or lot of land situate, lying and being on the northern side of Golden Grove Circle, in the County of Greenville, State of South Carolina, and being shown and designated as Lot No. 11 on Plat entitled GOLDEN GROVE ESTATES made by R. D. Garrison, dated December 13, 1971, recorded in the Office of the R.M.C. for Greenville County, and having the following metes and bounds, to-wit:

Plat Book 4-R1, at Page 1,

BEGINNING at an iron pin on the northern side of Golden Grove Circle at the joint front corner of Lots 11 and 12 and running thence with the common line of said lots N. 21-45 E., 210.0 feet to an iron pin; thence S. 68-15 E., 120.0 feet to an iron pin at the joint rear corner of Lots 10 and 11; thence with the common line of said lots S. 21-45 W., 210.0 feet to an iron pin on the northern side of Golden Grove Circle; thence with the northern side of Golden Grove Circle N. 68-15 W., 120.0 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 being the same property conveyed to 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 for the within conveyance the Grantees herein expressly agree to assume and pay that certain mortgage given to First Federal Savings and Loan Association in the original amount of \$26,400.00, recorded in the R.M.C. Office for Greenville County in Mortgage Book 1284, at Page 74, and having a current principal balance of \$27,515.73, and expressly agree to assume and pay that certain mortgage given to Frank Ulmer Lumber Co., Inc. in the original amount of \$80,000.00 with lot release clause of \$5,000.00, recorded in the RMC Office for Greenville County in Mortgage Book 1298, at Page 471, and having a current principal balance on the within described Lot No. 11 of \$5,000.00.



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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 5th day of December 1974.

SIGNED, sealed and delivered in the presence of:

Paul J. Foster
Patricia S. Snowden

GOLDEN GROVE PROPERTIES, INC. SEAL
A Corporation
By: *William Cooley*
President
Secretary

STATE OF SOUTH CAROLINA }
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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 5th day of December 1974.

Paul J. Foster (SEAL)
Notary Public for South Carolina.

Patricia S. Snowden

My commission expires: 4/7/79

RECORDED this day of DEC 5, 1974, at 2:55 P.M., No. 13935

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