

Fred S. Ewell, Jr., 112 Menlo Drive, Simpsonville, S.C. 29681  
TITLE TO REAL ESTATE BY A CORPORATION

VOL 1042 PAGE 962

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

FILED  
SEP 16 2 11 PM '76

DONNIE S. TANKERSLEY  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that GEORGE O'SHIELDS BUILDERS, INC.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Mauldin, State of South Carolina, in consideration of TWELVE THOUSAND FIVE HUNDRED AND NO/100 (\$12,500.00) AND ASSUMPTION OF MORTGAGE DESCRIBED BELOW ----- Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

FRED S. EWELL, JR. AND GERRY B. EWELL, THEIR HEIRS AND ASSIGNS FOREVER:

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the northeastern side of Menlo Drive, being shown and designated as Lot No. 120 on Plat of Brentwood, Section III, recorded in the RMC Office for Greenville County in Plat Book 5D at page 42, and according to said plat, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeastern side of Menlo Drive, joint corner of Lots No. 120 and 121 and running thence with said common line, N. 54-02 E., 150.05 feet to an iron pin; thence S. 35-58 E., 105 feet; thence S. 54-02 W., 150.05 feet to an iron pin on the northeastern side of Menlo Drive; thence with said Menlo Drive, N. 35-58 W., 105 feet to an iron pin, the point of beginning. — 899-319.2-1-48

This Deed is executed subject to existing and recorded Restrictions and rights of way.

As part of the consideration, grantees agree to assume and pay the balance due on that certain mortgage held by Fidelity Federal Savings and Loan Association in the original amount of \$30,400.00, recorded February 27, 1976 in REM Book 1361 at page 71 of the RMC Office for Greenville County, upon which there is a present balance of \$24,000.00.

This is the same property conveyed to the grantor by Deed of Rackley, Builder-Developer, Inc. recorded February 27, 1976 in Deed Book 1032 at page 187 of the RMC Office for Greenville County.



2500  
Greenville County  
Stamps  
Paid: 13.75  
Attn: 1

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 16th day of September 1976.

SIGNED, sealed and delivered in the presence of:

GEORGE O'SHIELDS BUILDERS, INC.

(SEAL)

Justin C. Salmer  
Barbara H. Cole

A Corporation

By:

George O. Shields  
President

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 16th day of September 1976.

Justin C. Salmer (SEAL)  
Notary Public for South Carolina.

Barbara H. Cole

My Commission Expires: 10/20/79.

RECORDED this day of SEP 16 1976 at 2:11 P.M., No. 7455

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