

TITLE TO REAL ESTATE BY A CORPORATION

GREENVILLE CO. S.C.

1054 1051

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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  
Eight Thousand Five Hundred One and 28/100 (\$8,501.28) Dollars,  
and assumption of mortgage as hereinafter stated,  
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and  
release unto

RICHARD M. A. CRANFORD, SR. AND CATHERINE W. CRANFORD, 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 western  
side of Menlo Drive, being shown and designated as Lot No. 117 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 western side of Menlo Drive, joint front corner of Lots  
No. 117 and 116 and running thence with said Menlo Drive, S. 25-03 E., 58.2 feet to an  
iron pin; thence continuing with said Menlo Drive, S. 35-58 E., 47 feet to an iron pin  
at the joint corner of Lot No. 118; thence with the line of Lot No. 118, S. 54-02 W.,  
150 feet to an iron pin; thence N. 27-30 W., 115 feet to an iron pin; thence N. 57-47  
E., 144.4 feet to an iron pin on the western side of Menlo Drive, the point of beginning.

This is the same property conveyed to the grantor by Deed of Rackley, Builder-Developer,  
Inc., dated February 13, 1976 and recorded in the RMC Office for Greenville County in  
Deed Book 1031 at page 596 on February 13, 1976.

The grantees herein assume and agree to pay the balance due on that certain mortgage  
held by United Federal Savings and Loan Association, recorded in the RMC Office for  
Greenville County on February 13, 1976 in Mortgage Book 1360 at page 141, in the original  
amount of \$33,200.00. Said mortgage having a current balance of \$32,998.72.

This conveyance is subject to restrictions and covenants being recorded in the RMC Office  
for Greenville County in Deed Book 998 at page 507 as well as any other restrictions,  
rights of way, or easements that appear of record, on the plat referred to above or as  
shown on the premises.

Grantees' address: 106 Menlo Dr.  
Simpsonville, S.C. 29681



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)' 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)' 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 15th day of April 19 77.

SIGNED, sealed and delivered in the presence of:

GEORGE O'SHIELDS BUILDERS, INC. (SEAL)

A Corporation  
By:

*Stephen C. Patman*  
*Barbara H. Lamb*

*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 Cor-  
poration, by its duly authorized officers, sign, seal and as its 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 15th day of April 19 77.

*Stephen C. Patman* (SEAL)

*Barbara H. Lamb*

Notary Public for South Carolina.  
My commission expires: 10/20/79.

RECORDED this day of APR 15 1977 at 12:12 P.M., No. 1054

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