

15 Kindlin Way
Fox Ridge at Pebble Creek
Taylors, South Carolina 29687

1127-911

TITLE TO REAL ESTATE - Offices of WILLIAM B. JAMES, Attorney at Law, 134 Williams Street, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 23 PM '80
WASLEY

KNOW ALL MEN BY THESE PRESENTS, that PREFERRED HOMES, 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 Twenty-one Thousand Forty-five & no/100 and assumption of the mortgaged indebtedness hereinbelow set forth 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 JAMES A. COONEY AND PATRICIA B. COONEY, their heirs and assigns forever

ALL that piece, parcel or lot of land situate, lying and being on the Southern side of Kindlin Way, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 13 of a Subdivision known as Fox Ridge at Pebble Creek, Phase I, Plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 7-C at Page 67, and, according to said Plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Kindlin Way, which iron pin is 335.98 feet from the intersection of Kindlin Way and Pebble Creek Drive, and running thence S. 36-59 E. 125 feet to an iron pin; running thence S. 53-01 W. 80 feet to an iron pin, at the joint rear corner of Lots Nos. 13 and 14; running thence with the joint line of said Lots N. 36-59 W. 125 feet to an iron pin on the Northern side of Kindlin Way; running thence with the Northern side of said Way N. 53-01 E. 80 feet to an iron pin, point of beginning.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject property.

This is the identical property conveyed to the Grantor herein by Deed of United Development Services, Inc., dated December 18, 1979, recorded December 18, 1979 in the RMC Office for Greenville County in Deed Book 1117 at Page 557.

The Grantees herein assume and agree to pay that certain Note and Mortgage heretofore executed unto South Carolina Federal Savings And Loan Association in the original amount of \$57,000.00 recorded in Mortgage Book 1491 at Page 480, and having a present balance of \$57,000.00.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY TAX
\$ 4.00

GREENVILLE COUNTY
08409
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
JUN 23 1980
23.65

together with all and singular the rights, numbers, 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 23rd day of June 19 80

SIGNED, sealed and delivered in the presence of:
PREFERRED HOMES, INC. (SEAL)
A Corporation
By: [Signature] President
[Signature] 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 23rd day of June 1980
[Signature] (SEAL) [Signature]
Notary Public for South Carolina
My Commission Expires: 3-28-89
RECORDED JUN 23 1980 day of June 1980 at 2:29 P. M., No. 3325

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JUN 23 80

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