

1214 Plantation Dr.
Simpsonville, S.C. 29681

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GR: FILED
FEB 27 11 45 AM '81
S.G.M.
SHERSLEY

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KNOW ALL MEN BY THESE PRESENTS, that Rosamond Enterprises, 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 Sixteen thousand seven hundred sixty-seven & 68/100 (\$16,767.68) and assumption of that mortgage referred to below, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

Marvin R. Baker and Sherry E. Baker, their heirs and assigns forever:

All that certain piece, parcel or lot of land with all improvements thereon situate, lying and being on Plantation Drive in the County of Greenville, State of South Carolina, and being known and designated as Lot 26 on a Plat of Holly Tree Plantation Subdivision, Phase III, Section I., Sheet II., shown on a Plat dated September 1, 1978 made by Piedmont Engineers and recorded in Plat Book 6H at Page 75 in the R.M.C. Office for Greenville County, reference being had to said Plat for a more complete metes and bounds description.

16(115) 548.3-1-26

This conveyance is made subject to any restrictions, easements or rights of way which are a matter of public record or which an inspection of the premises would or should reveal.

The above described property is a portion of the same acquired by the grantor by deed from Franklin Enterprises, Inc. dated March 27, 1980 and recorded in the R.M.C. Office for Greenville County on March 27, 1980 in deed book 1122 at Page 903.

As part of the consideration herein the grantees agree to assume that certain mortgage held by Fidelity Federal Saving and Loan Association dated September 5, 1980 and recorded on September 5, 1980 in the R.M.C. Office for Greenville County in R.E.M. Book 1514 Page 615 and having a present outstanding balance of Eighty thousand five hundred sixty-seven 32/100 (\$80,567.32) Dollars.

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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 whatsoever 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 27 day of February 1981

SIGNED, sealed and delivered in the presence of:

ROSAMOND ENTERPRISES, INC. (SEAL)

A Corporation

By:

Sherry E. Rosamond
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 27 day of February 1981

James M. Allison (SEAL)

Notary Public for South Carolina

Commission expires: 11/19/86

RECORDED FEB 27 1981 11:45 A.M. No. 21225

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