

TITLE TO REAL ESTATE - Offices of WILLIAM B. JAMES, Attorney at Law, 114 Williams Street, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GR: }  
S. C. }  
PH '82 }  
RSLEY }

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 Simpsonville, State of South Carolina, in consideration of Twenty Thousand Dollars, Four Hundred and no/100 and the assumption of the mortgage indebtedness hereinbelow set forth, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto William D. Poindexter, Jr. and Pamela C. Poindexter, their heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being on the southwestern side of Swamp Fox Trail near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot 312 of a subdivision known as Canebrake Section III, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 7X at Page 97 and, according to said plat, has the following metes and bounds, to-wit:

11 (195) 534.8-1-54

BEGINNING at an iron pin on the southwestern side of Swamp Fox Trail at the joint front corner of Lots 311 and 312 and running thence with the joint line of said lots S. 71-52 W. 130 feet to an iron pin; running thence N. 18-08 W. 95 feet to an iron pin at the joint rear corner of Lots 312 and 313; running thence with the joint line of said lots N. 71-52 E. 130 feet to an iron pin on the southwestern side of Swamp Fox Trail; running thence with the southwestern side of said Trail S. 18-08 E. 95 feet to an iron pin, point of beginning.

THIS is the identical property conveyed to the Grantor herein by Deed of College Properties, Inc., recorded September 21, 1981, in Deed Book 1155 at Page 376.

THIS conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s) or on the premises.

THE Grantees herein assume and agree to pay that certain Note and Mortgage heretofore executed by the Grantor herein unto First Federal Savings & Loan Association recorded in Mortgage Book 1553 at Page 275, which mortgage has a present balance of Sixty-nine Thousand Six Hundred and no/100 (\$69,600.00) Dollars.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DOCUMENTARY TAX STAMP  
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GREENVILLE COUNTY  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
★ MAR 29 '82  
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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 26 day of March 1982

SIGNED, sealed and delivered in the presence of:  
Rosamond Enterprises, Inc. (SEAL)  
A Corporation  
By: Jerry E. Rosamond Pres.  
Secretary

STATE OF SOUTH CAROLINA PROBATE  
COUNTY OF 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 26 day of March 1982  
Notary Public for South Carolina (SEAL) Alicia L. Hilley  
Commission expires 3-28-89

RECORDED in MAR 29 1982 at M. No. 21610  
at 1:05 P.M.

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