

RE82- 4/

Grantee Address: P.O. Box 247, Taylor, S.C. 29687

BOOK 1164 PAGE 783

TITLE TO REAL ESTATE BY A CORPORATION

FILED GREENVILLE S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

APR 1 10 21 AM '82
DONN... SHERSLEY

KNOW ALL MEN BY THESE PRESENTS, that REDCA BUILDERS, 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 Fourteen Thousand Four-hundred eighteen and 32/100ths-----(\$14,418.32)-----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 TERRY V. CHURCH, his heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate in the State of South Carolina, County of Greenville, shown and designated as Lot No. 126 on plat of Peppertree, Section 2, recorded in the RMC Office for Greenville County in Plat Book 4X at page 3 and a more recent plat of Property of Kenneth Harrison Zambo and Virginia E. Zambo, dated August 14, 1979, prepared by Freeland & Associates, recorded in Plat Book 7M at page 72, and having according to the more recent plat, the following metes and bounds, to-wit:

11 (276) T 27.1-1-31

BEGINNING at an iron pin on the westerly side of Charter Oak Drive, joint front corner of Lots 125 and 126 and running thence S. 75-12 W., 150.0 feet to an iron pin; thence across the rear line of Lot no. 126 N. 14-48W., 80.0 feet to an iron pin; thence turning and running along the common line of lots 126 and 127 N. 75-12 E. 150.0 feet to an iron pin on Charter Oak Drive; thence with said Charter Oak Drive, S. 14-48 E. 80.0 feet to an iron pin, being the point of BEGINNING.

This being the same as that conveyed to Redca Builders, Inc. by deed of James C. Carbaugh and Linda T. Carbaugh by deed dated and recorded March 31, 1982 in Deed Book at page in the RMC Office for Greenville County, S. C.

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

The grantee herein, by the acceptance of this deed, specifically assumes and agrees to pay the indebtedness due under the terms of a mortgage given by the grantor to Aiken-Speir, Inc., on 8/20/79 in the original sum of \$41,200.00 recorded in Mortgage Book 1477 at page 613, RMC Office for Greenville County, S. C. and having a present assumption balance of \$40,581.68, and also hereby assumes the obligations of the grantor under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX STAMP
APR 1 1982 20 00

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
APR 1 '82 15.95

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 31st day of March 1982.

SIGNED, sealed and delivered in the presence of:

Nancy S. Handredge
W. Dennis Church

A Corporation REDCA BUILDERS, INC. (SEAL)
By: *[Signature]*
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 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 31st day of March 19 82. *Nancy S. Handredge* (SEAL)

Notary Public for South Carolina.
My commission expires: 11-17-85

RECORDED the APR 1 1982 of 19 at 10:21 A. M., No. 21933

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