

TITLE TO REAL ESTATE BY A CORPORATION prepared by Riley and Riley, Attorneys at Law, Greenville, S. C.

RECORDED
FILED
GREENVILLE CO. S. C.
APR 2 1974

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that ARTISTIC BUILDERS INC.
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Easley, State of South Carolina, in consideration of TEN THOUSAND THREE HUNDRED
TWENTY-FOUR AND 34/100THS Dollars,
and assumption of mortgage indebtedness recited 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 JOHN S. EFIRD, JR. AND LINDA H. EFIRD, their heirs and assigns:

ALL that certain piece, parcel or lot of land situate, lying and being in
Greenville County, State of South Carolina, in the Town of Simpsonville,
being known and designated as Lot No. 190 of Section IV of POINSETTIA
Subdivision as shown on plat prepared by Piedmont Engineers & Architects,
recorded in the R. M. C. Office for Greenville County in Plat Book 4N
at page 24. Reference to said plat being hereby craved for a more parti-
cular description

This conveyance is made subject to restrictive covenants, building setback
lines, easements and rights of way affecting the above described property.

As a portion of the consideration of the within conveyance the grantees
assume and agree to pay the balance due on that certain mortgage in favor
of First Federal Savings and Loan Association in the original amount of
\$33,200.00, recorded in the R. M. C. Office for Greenville County in REM
Volume 1282 at page 71 on June 19, 1973. The balance due for assumption
being \$33,175.66.

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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 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 10th day of April 1974.
SIGNED, sealed and delivered in the presence of:

ARTISTIC BUILDERS, INC. (SEAL)

A Corporation

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 Cor-
poration, by its duly authorized officer, 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 10th day of April 1974.

[Signature] (SEAL)

Notary Public for South Carolina
My commission expires: 5-19-74

RECORDED this day of APR 18 1974 at M. No. 26196

RES. 0.

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