

DEED TO REAL ESTATE BY A CORPORATION

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

APR 22 2 30 PM '76

LOUISIANA STATE OFFICE

7th 1035 7th 116

KNOW ALL MEN BY THESE PRESENTS, that M C S, LTD.,

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 THREE THOUSAND FOUR HUNDRED FORTY-FIVE AND 47/100THS (\$3,445.47) AND ASSUMPTION OF MORTGAGE LISTED 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

NANCY ROBERSON JONES; her Heirs and Assigns, forever;

ALL that certain piece, parcel or lot of land with the building and improvements thereon, situate, lying and being on the southeast side of East North Street and on the southwest side of Juniper Street (formerly Chestnut Street), in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 17 on plat of OVERBROOK LAND COMPANY, made by H. O. Jones, Engineer, on September 17, 1913, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book E, pages 250 and 251, and having, according to a more recent survey entitled "Property of James A Starkey and Sara G. Starkey", made by R. K. Campbell, dated November 10, 1964, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of the present edge of East North Street at joint front corner of lots 16 and 17, and running thence along the line of Lot No. 17, S 41-29 E 175.8 feet to an iron pin; thence N 39-22 E 79.8 feet to an iron pin on the southwest side of Juniper Street (formerly Chestnut Street); thence along Juniper Street, N 31-11 W 35 feet to an iron pin; thence continuing with Juniper Street, N 33-32 W 57.6 feet to an iron pin; thence still with Juniper Street, N 35-42 W 49 feet to an iron pin; thence with the curve of Juniper Street and East North Street (the chord of which is N 86-23 W 18.6 feet) to an iron pin on the southeast side of East North Street; thence along East North Street, S 58-16 W 36 feet to an iron pin; thence continuing with East North Street, S 53-20 W 49 feet to the beginning corner and being the same conveyed to the Grantor herein in Deed Book 943, at page 348.

THIS conveyance is made subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

AS a part of the consideration herein, the Grantee assumes and agrees to pay according to the terms thereof, that certain mortgage in favor of Carolina National Mortgage Investment Company, Inc., recorded in the R. M. C. Office for Greenville County, S. C., in Mortgage Book 978, at page 525, in the original amount of \$11,500.00, and on which there is a present outstanding balance of \$9,054.53.



385

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 16th day of April 19 76.

SIGNED, sealed and delivered in the presence of:

Handwritten signatures of witnesses.

M C S, LTD. (SEAL)

A Corporation By: Fred N. McDonald, President; Herman E. Cox, 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 16th day of April 19 76.

Notary Public for South Carolina. My commission expires 5-14-85

RECORDED this day of APR 22 1976 at 2:38 P. M. No.

4328 RV-2