

TITLE TO REAL ESTATE BY A CORPORATION

FILED  
GREENVILLE CO. S. C.

APR 22 4 03 PM '76

Vol 1035 pg 145

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

CONNIE S. TANKERSLEY  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Builder Marts of America, 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 Ten Thousand Seven Hundred  
and no/100 (\$10,700.00)----- Dollars,  
plus assumption of mortgage indebtedness set out hereinbelow,  
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and  
release unto Gus E. Preston and Tonita B. Preston, their heirs and assigns forever,

ALL that certain piece, parcel or lot of land, with the buildings and improve-  
ments thereon, lying and being on the easterly side of Indian Circle near the  
City of Greenville, S. C., being known and designated as Lot No. 8 on plat  
entitled "Final Plat Seven Oaks" as recorded in the RMC Office for Greenville  
County, S. C., in Plat Book 4R, Page 6, and having, according to said plat,  
the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Indian Circle, said pin  
being the joint front corner of Lots 7 and 8, and running thence with the  
common line of said lots S. 89-03 E. 154.7 feet to an iron pin, the joint  
rear corner of Lots 7 and 8; thence N. 8-03 W. 161 feet to an iron pin, the  
joint rear corner of Lots 8 and 9; thence with the common line of said lots  
S. 58-57 W. 175 feet to an iron pin on the easterly side of Indian Circle;  
thence with the easterly side of Indian Circle S. 15-03 E. 68.9 feet to an  
iron pin, the point of beginning. - 275-T 211-1-8

This being the identical property conveyed to the Grantor herein by deed  
recorded in the RMC Office for Greenville County, S. C., in Deeds Book 1027,  
Page 692.

As a further part of the consideration for this conveyance, the Grantees  
assume and agree to pay, according to the terms thereof, that certain mortgage  
in favor of Fidelity Federal Savings and Loan Association recorded in the RMC  
Office for Greenville County, S. C., in Mortgages Book 1283, Page 618, on  
which there is a present outstanding balance due of \$35,300.00.

This conveyance is made subject to a 12.5' sewer easement along the side lot  
line, a 25' sewer easement across the rear line and a 10' drainage easement  
across the rear lot line, and all other existing easements, reservations,  
rights of way, zoning ordinances, restrictions and protective covenants that  
may appear of record, on the recorded plat, or on the premises.



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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)' 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 20th day of April, 1976  
SIGNED, sealed and delivered in the presence of:

*[Signature]*  
*[Signature]*

BUILDER MARTS OF AMERICA, INC. (SEAL)

A Corporation  
By: *[Signature]*  
Vice President Manager of Financial Services

XXXXXX  
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 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 20th day of April, 1976.

*[Signature]* (SEAL)

*[Signature]*

Notary Public for South Carolina  
My commission expires: 9/30/80

RECORDED this day of APR 22 1976 at 4:03 P. M., No. 2220

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