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GREENVILLE CO. S. C.

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TITLE TO REAL ESTATE BY A CORPORATION

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY
R.H.C.

KNOW ALL MEN BY THESE PRESENTS, that George O'Shields 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 Twenty-two Thousand Five Hundred and 00/100 (\$22,500.00)-----Dollars, and the assumption of a mortgage as set out 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 Joseph F. Bakowski and Florence R. Bakowski, their heirs and assigns, forever:

ALL that piece, parcel or lot of land situate, lying and being in the Town of Mauldin, Greenville County, South Carolina, on the southern side of Knollwood Drive and being known and designated as Lot 6 on a plat of Section No. IV, Knollwood Heights, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4N at page 74 and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the southern edge of Knollwood Drive at the joint front corner of lots 5 and 6 and running thence along the edge of lot 6 S. 13-57 E. 182.0 feet to a point; thence along a line of lot 9 N. 72-41 E. 106.65 feet to a point; thence along a line of Henderson land N. 7-31 W. 185.0 feet to a point on the southern edge of Knollwood Drive; thence along the southern edge of Knollwood Drive S. 72-18 W. 127.25 feet to the beginning corner. This is the same property conveyed by Carolina Land Co., Inc. to George O'Shields Builders, Inc. by a deed dated September 25, 1975, and recorded in the R.M.C. Office for Greenville County, South Carolina, on September 26, 1975, in Deed Book 1024 at Page 859.

As a part of the consideration for this conveyance, Joseph F. Bakowski and Florence R. Bakowski assume and agree to pay the balance of \$23,000.00 due on a note and mortgage executed by George O'Shields Builders, Inc. to First Federal Savings and Loan Association of Greenville, South Carolina, in the original sum of \$35,200.00, dated September 25, 1975, the mortgage being recorded in said R.M.C. Office in Mortgage Book 1349 at Page 721.

This property is subject to existing easements, restrictions and rights of way upon or affecting said property. -799-1181-1-106

Grantees to pay 1976 property tax.



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

Carol L. Burger
Roy H. McJunkin

George O'Shields Builders, Inc. (SEAL)
A Corporation
By: *George O'Shields*
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 20th day of April 1976

Roy H. McJunkin (SEAL)

Carol L. Burger
Carol L. Burger

Notary Public for South Carolina.
My commission expires:

12/8/1981

RECORDED this day of APR 23 1976 at 12:16 P. M., No. 27329

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