

TITLE TO REAL ESTATE BY A CORPORATION—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

FILED

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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CONNIE S. TANKERSLEY
R.M.C.

FRANCIS REALTY, INC.

KNOW ALL MEN BY THESE PRESENTS, that

A Corporation chartered under the laws of the State of South Carolina
Greenville, State of South Carolina

and having a principal place of business at

, in consideration of

Forty Two Thousand Sixty Three and 82/100----- Dollars,
and assumption of mortgage 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

FRED J. COLLINS, JR., his heirs and assigns forever

ALL that certain piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, on the south side of Wade Hampton Boulevard (U.S. Highway No. 29), and according to plat of property of Francis Realty, Inc., made by Dalton and Neves, Engineers, in August, 1966, recorded in the R.M.C. Office for Greenville County, South Carolina, in plat book PPP, at page 35, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Wade Hampton Boulevard (U.S. Highway No. 29) approximately 1,748 feet west from the intersection of Wade Hampton Boulevard and Dupont Drive, and running thence along the line of Wade Hampton Boulevard S. 45-41 W. 150 feet to an iron pin; thence S. 41-50 E. 97.43 feet to an iron pin; thence N. 44-48 E. 85 feet to an iron pin; thence with the line of Gay Street S. 41-50 E. 76 feet to an iron pin; thence N. 44-48 E. 65 feet to an iron pin; thence N. 41-50 W. 4.8 feet to an iron pin; thence N. 46-31 E. 217.8 feet to an iron pin on the western side of Dupont Drive; thence running with the line of Dupont Drive N. 68-48 W. 22.1 feet to an iron pin; thence S. 46-31 W. 207.3 feet to an iron pin; thence N. 41-50 W. 150 feet to the point of Beginning.

Being a portion of the property conveyed to the grantor herein by deed of Hazel M. Fort, recorded in the R.M.C. Office for Greenville County in deed book 597, page 482, on May 5, 1958; and in addition, being all of the property conveyed to the grantor herein by deed of William R. Timmons, Jr. and W. T. Patrick recorded in the R.M.C. Office for Greenville County in deed book 805, page 610 on September 12, 1966. Grantee hereby assumes and agrees to pay the balance of the mortgage of grantor to Carolina Federal Savings & Loan Association in the original amount of \$45,000.00 recorded in the RMC Office of Greenville County on July 18, 1967, in Book 1063 Page 562.

As a part of the consideration herein, the grantee specifically assumes and agrees to pay that certain mortgage in favor of Carolina Federal Savings and Loan Association in the principal amount of \$45,000.00, recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1063, at Page 562, on July 18, 1967, and having a present principal balance due thereon of \$17,936.18.

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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 23rd day of March, 1978.

SIGNED, sealed and delivered in the presence of:

FRANCIS REALTY, INC.

(SEAL)

A Corporation

By:

President

Secretary

Marion Hype
Elizabeth W. Marchant

Janice Francis
Janice Francis

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
STAMP TAX \$85.00

189-1-10-4 1132

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 23rd day of March, 1978

Marion Hype (SEAL)

Elizabeth W. Marchant

Notary Public for South Carolina.
My commission expires: 12-6-78

RECORDED this day of MAR 28 1978

189-1-10-4 At 12:53 P.M.

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