

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That We, Thomas A. Payne and Rosa G. Payne in the State aforesaid, in consideration of the sum of One and no/100 DOLLARS, Love and affection and the assumption of the mortgage indebtedness set forth below to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Roy Foster and Kathleen M. Foster, their heirs and assigns forever, subject to the within described life estates, and the terms and conditions below stated

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the Woodside Mills Village in the Town of Fountain Inn, Greenville County, South Carolina, and being more particularly described as lot 23 as shown on a plat entitled "A Subdivision of Woodside Mills, Fountain Inn, S.C." made by Piedmont Engineering Service, Greenville, S.C., October, 1952, and recorded in the office of the Register of Mesne Conveyance for Greenville County, S.C., in Plat Book BB at Page 83, According to said plat, the within described lot is also known as no. 22 Fourth Street and fronts thereon 53 feet.

The grantees assume and agree to pay the payments due on that certain note and mortgage due General Mortgage Co. in the original sum of \$2,225.00 dated Aug. 15, 1953 and the balance due on that certain note and mortgage executed to Warning Home Owners dated on or about May 5, 1954 in the original sum of \$990.00, subsequently assigned to Carolina Housing and Mortgage Corporation.

ACCEPTING AND RESERVING unto Thomas A. Payne and Rosa G. Payne a life estate for and during the natural lives of the said Thomas A. Payne and the said Rosa G. Payne with the remainder to Roy Foster and Kathleen M. Foster.

This deed is made on the express condition that the grantees herein do not allow foreclosures proceedings to be initiated on either of the above described mortgages, which are herein assumed, during the life time of the grantors herein; should foreclosure proceedings be instituted on either of the above mortgages, during the life time of the within grantors, the property shall then and there revert to the within grantors; otherwise, to pass to the grantee in fee simple subject to said life estate.

This deed is a correction of deed dated July 9, 1954 and recorded in Deed Book 503 at Page 380 and said deed in said book is hereby nullified and voided.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever, subject to the within described life estate

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 17th day of July in the year of our Lord One Thousand Nine Hundred and fifty four

Signed, Sealed and Delivered in the Presence of [Signatures of witnesses and grantors] (Seal) (Seal) (Seal) (Seal)

State of South Carolina, Greenville County Personally appeared before me Sara A. Lison

and made oath that she saw the within named grantor(s) Thomas A. Payne and Rosa G. Payne sign, seal and as their act and deed deliver the within written deed, and that she, with Melvin K. Younts witnessed the execution thereof.

Sworn to before me this 17th day of July, A. D. 1954 [Signature of Notary Public] (Seal) Notary Public for South Carolina

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, Melvin K. Younts Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Rosa G. Payne wife of the within named Thomas A. Payne did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto Roy Foster and Kathleen M. Foster, their Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 17th day of July, A. D. 1954 [Signature of Notary Public] (Seal) Notary Public for South Carolina [Signature of Rosa G. Payne]

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 22nd day of July 1954 at 11:40 A.M. 16246