

FILED  
GREENVILLE CO. S.C.  
JUN 25 10 59 AM '71  
OLLIE FARNSWORTH  
R.M.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that we, Paul A. Nelms and James W. Nelms

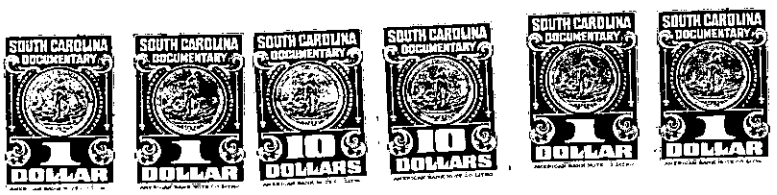
in consideration of Twelve Thousand and No/100-----(\$12,000.00)---Dollars,  
and the assumption of a mortgage as set out below  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release  
unto Erwin Fischler and Karen Ann P. Fischler, their heirs and assigns forever

All that piece, parcel or lot of land situate, lying and being in the Town of Mauldin, County of Greenville, State of South Carolina, on the Northeastern side of Lanceway Drive and being known and designated as Lot 74 on a plat of Hillsborough Subdivision, Section Two, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-F at Page 51 and having, according to said plat the following metes and bounds:

Beginning at a point on the Northeastern edge of Lanceway Drive at the joint front corner of Lots 74 and 75 and running thence along a line of Lot 75 N. 50-56 E. 146 feet to a point; thence N. 48-56 W. 190.6 feet to a point; thence along a line of Lot 73 S. 17-35 W. 166.2 feet to a point on the Northeastern edge of Lanceway Drive; thence along the Northeastern edge of said Drive S. 54-09 E. 100 feet to the beginning corner and being the same property conveyed to Paul A. Nelms and James W. Nelms by Rackley-Hawkins, Ltd. by deed dated April 1, 1971, and recorded in said RMC Office in Deed Book 912 at Page 67.

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

As a part of the consideration for this conveyance Erwin Fischler and Karen Ann P. Fischler assume and agree to pay the balance of \$19,000.00 due on a note and mortgage executed by Paul A. Nelms and James W. Nelms to First Federal Savings and Loan Association of Greenville, S. C. in the original sum of \$24,000.00, on April 1, 1971, the mortgage being recorded in said RMC Office in Mortgage Book 1185 at Page 456.



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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(s) heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators 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.

WITNESS the grantor's(s) hand(s) and seal(s) this 25th day of June 1971.  
SIGNED, sealed and delivered in the presence of:  
Paul A. Nelms (SEAL)  
James W. Nelms (SEAL)  
Erwin Fischler (SEAL)  
Karen Ann P. Fischler (SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }  
Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.  
SWORN to before me this 25th day of June 1971.  
E. Randolph Stone (SEAL)  
Notary Public for South Carolina  
My Commission expires January 4, 1981  
Juan F. Bruce

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }  
RENUNCIATION OF DOWER  
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  
GIVEN under my hand and seal this 25th day of June 1971.  
E. Randolph Stone (SEAL)  
Notary Public for South Carolina  
Carolyn B. Nelms  
Maria A. Nelms

799-1145-1