

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE, CO. S. C.

VOL 967 PAGE 431

KNOW ALL MEN BY THESE PRESENTS, that

FEB 16 4 50 PM '73
T. Walter Brashier and W. Glenn Hawkins
DONNIE S. TANKERSLEY
R.M.C.

in consideration of \$10.00 and the Assumption of a mortgage as set out below: Dollars,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto ROYAL VENTURE INCORPORATED, its successors and assigns, forever:

All that lot of land in the State of South Carolina, County of Greenville and according to a plat of the property of John T. Douglas and Walter S. Griffin, dated October 14, 1970, prepared by Campbell and Clarkson, Surveyors, having the following metes and bounds, to-wit:

BEGINNING on the edge of the right of way of a frontage road and running thence along the common line of this property and property of the State of South Carolina, S 7-55 E 378.3 feet to an iron pin; thence N 60-22 W 60.7 feet to an iron pin; thence turning and running S 15-35 W 156 feet to a point in the center of Brushy Creek; thence with the center line of said creek, S 88-12 W 95.9 feet to a point in the center of said creek; thence continuing along said creek, N 84-45 W 160 feet to a point in the center of said creek; thence N 69-50 W 200 feet to a point; thence N 55-00 W 250 feet to an iron pin on the Northern bank of Brushy Creek; thence with the property of Hugenin, N 17-35 E 192 feet to an iron pin on the Southern side of a frontage road; thence with said road, N 82-05 E 638.4 feet to the point of beginning. Containing 6.17 acres and being the identical property conveyed to the Grantors by deed recorded in Deed Book 965 at Page 27 in the RMC Office for Greenville County.

This property is conveyed subject to all easements, restrictions, zoning ordinances and rights of way of record or on the ground which may affect said property.

As a part of the consideration of this conveyance the Grantee hereby assumes and agrees to pay the balance of that certain mortgage in favor of Walter S. Griffin and the Peoples National Bank as Executor and Trustee of the Estate of John T. Douglas, deceased, recorded in Mortgage Book 1263, Page 589, having a present balance of \$150,799.95, including interest.

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(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 15 day of February 19 73.

SIGNED, sealed and delivered in the presence of:

Sam R. Pelt (SEAL)
Deborah H. Garrison (SEAL)
Walter S. Griffin (SEAL)
W. Glenn Hawkins (SEAL)

STATE OF SOUTH CAROLINA
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PROBATE

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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 15 day of February 19 73.

Sam R. Pelt (SEAL)
Notary Public for South Carolina.

Deborah H. Garrison

My Commission Expires 8-12-78

STATE OF SOUTH CAROLINA
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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

15 day of February 19 73.

Sam R. Pelt (SEAL)
Notary Public for South Carolina.
My commission expires: 8-12-78.

Christine M. Brashier
W. Glenn Hawkins

RECORDED this 16th day of February 19 73 at 4:50 P. M., No. 23270

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