

JUN 4 11:25 AM '73

State of South Carolina JENNIE S. TANKERSLEY Know All Men by These Presents:

COUNTY OF GREENVILLE R.M.C.

That Jim Vaughn Enterprises, Inc.

in the State aforesaid, in consideration of the sum of Seven Thousand Three Hundred Fifty and No/100 (\$7,350.00)----- DOLLARS, and assumption of mortgage,

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 grantee(s) WILLIAM T. GIFFIN AND DORIS U. GIFFIN, THEIR HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on Sherborne Drive, being shown and designated as Lot No. 488, on plat of Addition to Section III, Del Norte Estates, recorded in the RMC Office for Greenville County, S. C., in Plat Book "4 R", at Page 16, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the westerly side of Sherborne Drive at joint front corner of Lots Nos. 488 and 489, and running thence with common line of said lots to an iron pin, S. 28-33 W. 135.0 feet to an iron pin, joint rear corner of said lots; thence along rear line of Lot No. 488, N. 61-27 W. 95.0 feet to an iron pin, joint rear corner of Lots Nos. 488 and 487; thence along common line of Lots Nos. 488 and 487, N. 28-33 E. 135.0 feet to an iron pin on the westerly side of Sherborne Drive, joint front corner of said lots; thence along the westerly side of Sherborne Drive, S. 61-27 E. 95.0 feet to an iron pin, the point of BEGINNING.

DERIVATION: Deed Book 963, at Page 425.

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-of-way of record or on the ground, along with tap fees, set back lines, and zoning regulations. Grantees are to pay the 1973 taxes.

As a part of the consideration, grantees assume and agree to pay the balance due on that certain mortgage from grantor to First Federal Savings and Loan Association of Greenville, South Carolina, said mortgage being in the original amount of \$26,150.00, dated 22 December 1972, recorded 22 December 1972, RMC Office for Greenville County, S. C., in Mortgage Book 1261, at Page 519, upon which there is a present balance due of \$26,150.00.

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 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, Successors and Assigns to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs, or Successors 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(s) and seal(s) this 1st day of June, 1973

JIM VAUGHN ENTERPRISES, INC. (Seal)

Signed, Sealed and Delivered in the Presence of

BY: (Seal)

Vice President (Seal)

Handwritten signature of Barbara J. Jay

Greenville County Stamps Paid \$8.25 Act No. 380 Sec. 1

South Carolina Notary Public stamps

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me 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 1st day of June, A. D., 1973 Notary Public for South Carolina Commission Expires October 20, 1979

Handwritten signature of Barbara J. Jay

State of South Carolina

COUNTY OF GREENVILLE

"GRANTOR-CORPORATION" 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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

-195-538.10-1-412

GIVEN under my hand and seal this day of A. D., 1973

Notary Public for South Carolina Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 4th day of June, 1973 at 11:25 A. M., # 34838

538.9