

Dec 14 12 26 PM '73
 TITLE TO REAL ESTATE- Griffin & Howard, 111 Pettigru Street, Greenville, S. C.
 STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }
 DONNIE S. TANKERSLEY
 R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that David W. Champion and Mary V. Champion

in consideration of Five Thousand Four Hundred Eleven and 72/100 (\$5,411.72) -- Dollars, and assumption of the mortgage recited hereinbelow the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Richard L. Gfeller, Sr. and Bonnie J. Gfeller, their heirs and assigns forever:

All that piece, parcel or lot of land in the State of South Carolina, County of Greenville, on the southern side of Colvin Road, near the City of Greenville, being shown as Lot No. 41 on plat of Heritage Hills, recorded in Plat Book YY at Page 187, and described as follows:

BEGINNING at an iron pin on the southern side of Colvin Road at the corner of Lot 40, and running thence with the southern side of Colvin Road, N. 80-15 E. 105 feet to an iron pin at the corner of Lot 42; thence with the line of said lots, S. 9-45 E. 170 feet to an iron pin in the line of Lot 25; thence with the line of Lots 25 and 26, S. 80-15 W. 105 feet to an iron pin at the corner of Lot 40; thence with the line of said lot, N. 9-45 W. 170 feet to the beginning corner; being the same conveyed to us by Larry C. Stephens and Elizabeth H. Stephens by deed dated May 13, 1970 and recorded in the R.M.C. Office for Greenville County in Deed Vol. 889 at Page 611.

This conveyance is made subject to restrictions recorded in Deed Vol. 571 at Page 77, and also subject to the right-of-way of Duke Power Company along the rear 34 feet of said lot, as shown on said plat, and also subject to a drainage easement along the eastern side of said lot as shown on said plat.

The grantee herein, by the acceptance of this deed, specifically assumes and agrees to pay the indebtedness due under the terms of a mortgage given by the grantors to Collateral Investment Company and recorded in Mortgage Book 1155 at page 135, records of Greenville County, and also hereby assumes the obligations of the grantor under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned with a principal balance of \$27,538.28.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s)' heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s)' heirs, successors and assigns against the grantor(s) and the grantor's(s)' heirs, successors and assigns 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 14th day of December 1973
 SIGNED, sealed and delivered in the presence of:
 [Signatures: David W. Champion, Mary V. Champion]
 [Notary Seal: Greenville County, Stamps 605, Vol. 990, Page 512, No. 330, Dec. 14, 1973]
 (SEAL) (SEAL)

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }
 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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 14th day of December 1973
 [Signature: Charles E. Howard]
 Notary Public for South Carolina
 My commission expires: April 15, 1981

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, 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 14th day of December 1973.
 [Signature: David W. Champion]
 Notary Public for South Carolina
 My commission expires: April 15, 1981

RECORDED this 14th day of Dec. 14, 1973 at _____ M., No. _____

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