

The above-described land is subject to the following-described real estate mortgage(s).

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1. That certain real estate mortgage to the United States of America executed by

Herman E. Madden, dated March 23, 1972

and recorded in the office of R.M.C., Book(s) 1226

at Page(s) 429, of the Public Records of Greenville County

State of South Carolina, with a balance due of \$19,132.55.

and the said Grantee(s) by separate agreement, executed as of the date hereof, assume(s) liability for and agree(s) to pay, as part of the consideration of this conveyance, all or a certain specified portion of the indebtedness secured by said real estate mortgage(s).

TO HAVE AND TO HOLD, all and singular the said Premises before mentioned unto the said Grantee(s) for and during their joint lives and upon the death of either of them, then to the survivor of them, his or her heirs and assigns forever in fee simple, together with every contingent remainder and right of reversion.

And I do hereby bind my Heirs, Executors and Administrators, to warrant and forever

defend all and singular the said premises unto the said Clifford Lee Stephens and

Terita S. Stephens for and during their joint lives and upon the death of either

of them, then to the survivor of them, his or her heirs and assigns forever in fee simple, against myself

and my Heirs and all persons whomsoever lawfully claiming, or to claim the same, or any part thereof.

IN WITNESS WHEREOF, the Grantor(s) has hereunto set his hand(s) and seal(s), the day and year first above written.

Signed, sealed and delivered in the presence of:

Willie A. Collins
Arthur V. Edwards

Herman E. Madden (SEAL)

(SEAL)