

The within conveyance is subject to all restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, affecting the above described property.

The grantee herein assumes and agrees to pay the balance due on that certain mortgage in the original principal sum of \$22,950.00, given by Joe E. Long and Carol T. Long to C. Douglas Wilson & Co., dated November 27, 1968, and recorded in the R.M.C. Office for Greenville County, South Carolina, in REM Book 1111 at page 25, which mortgage was subsequently assumed by the grantors herein; the principal balance due on this mortgage being \$21,142.07.

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 Premises before mentioned unto the said Ann Wrigley Benner, her Heirs and Assigns forever.

And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Ann Wrigley Benner

her Heirs and Assigns, against us and our Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS our hands and seals, this 10th day of FEBRUARY in the year of our Lord one thousand, nine hundred and seventy-five in the one hundred and ninety-ninth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of

[Signature]

Clifford N. Wallace III (L.S.)
CLIFFORD N. WALLACE, III

..... (L.S.)

[Signature]
As to Clifford N. Wallace, III

Susan S. Wallace (L.S.)
SUSAN S. WALLACE

..... (L.S.)

[Signature]
[Signature]
As to Susan S. Wallace