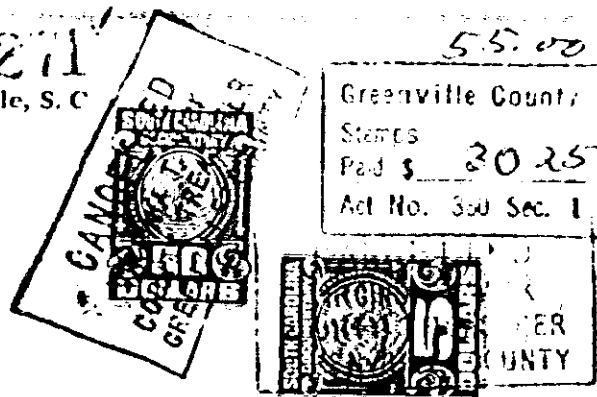


TITLE TO REAL ESTATE—Prepared by Wilkins & Wilkins, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }



KNOW ALL MEN BY THESE PRESENTS, that DAVID H. WILKINS

in consideration of Twenty seven Thousand Eighty-four and 03/100 (\$27,084.03) ---Dollars, and assumption of mortgage the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Larry R. Swartz and Jeanéne P. Swartz, their heirs and assigns,

ALL that lot of land in Butler Township, Greenville County, State of South Carolina, on the southern side of Mimosa Street, near the city of Greenville, being shown as Lot No. 105 on plat of Heritage Hills made by Piedmont Engineering Service, recorded in the RMC Office for Greenville County in plat book YY at page 187 and having according to said plat the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the south side of Mimosa Street, 100 feet east from the southeast corner of Mimosa Street and Richbourg Road, the joint front corner of Lots Nos. 104 & 105, and running thence with the south side of said street, N. 65-53 E. 110 feet to an iron pin corner of Lot 106; thence with the line of said lot S. 24-07 E. 180 feet to an iron pin in line of Lot No. 120; thence with the line of Lots 120 & 121, S. 65-53 W. 110 feet to an iron pin, corner of Lot No. 104; thence with the line of said lot N. 24-07 W. 180 feet to the BEGINNING corner.

This is the same lot of land conveyed to the grantor by Dorothy J. Martin, by deed dated August 20, 1971 and recorded in deed volume 931 at page 238 in the RMC Office for Greenville County. This conveyance is made subject to building restrictions applicable to said subdivision and to recorded rights of way and easements.

As a part of the consideration for this conveyance, the grantees herein assume and agree to pay that certain mortgage held by Fidelity Federal Savings and Loan Association in the original amount of \$18,500.00 recorded August 15, 1964 in mortgage vol. 968 at page 413 on which there is a balance due of \$13,415.97.

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 or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'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)'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 2nd day of April, 1975.

SIGNED, sealed and delivered in the presence of _____ (SEAL)
Crystal H. Bionanelli _____ (SEAL)
Berenia C. Hall _____ (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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 2nd day of April 1975

Berenia C. Hall _____ (SEAL) *Crystal H. Bionanelli* _____
 Notary Public for South Carolina
 My commission expires 11-13-79

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

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 2nd day of April 1975

Berenia C. Hall _____ (SEAL)
 Notary Public for South Carolina
 My commission expires 11/30/84

RECORDED this day of APR 2 1975 at 4:05 P. M. No. 22734

9271

4328 RV-2