

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that John D. Flanagan and Elizabeth Ann M. Flanagan

in consideration of One Dollar ---(\$1.00), and assumption of mortgage---- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Mortgage Guaranty Insurance Corporation, its successors and assigns:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 96, Winding Way, Peppertree Subdivision, Section II, as shown on a plat dated June 15, 1972, and recorded in Plat Book 4R at Page 19, and revised by a plat recorded in Plat Book 4X at Page 3, and having, according to said revised plat, the following metes and bounds, to-wit:

BEGINNING at the iron pin located on the northeastern side of the right-of-way of Charter Oak Drive, a joint corner of Lots 97 and 96; thence along said right-of-way N. 11-32 W. 32.2 feet to an iron pin; thence N. 14-48 W. 27.8 feet to an iron pin; thence N. 30-36 E. 35.05 feet to an iron pin located on the right-of-way of Winding Way; thence along said right-of-way, N. 76-00 E. 45.0 feet to an iron pin; thence N. 80-06 E. 73.3 feet to an iron pin; thence S. 11-32 E. 84.6 feet to an iron pin; thence S. 78-00 W. 140.0 feet to an iron pin, the point of BEGINNING.

As part of the consideration, the Grantee agrees to assume that certain mortgage given to Carolina National Mortgage Investment Co., Inc. dated March 26, 1974, recorded in volume 1305 at page 381 in the RMC Office for Greenville County, S. C., on which there is a present balance due of approximately \$31,150.00.

This is the same property conveyed to grantors by John Crosland Company by deed dated March 26, 1974 and recorded March 27, 1974 in volume 996 at page 100 in the RMC Office for Greenville County, S. C., and is conveyed subject to all restrictions, easements, rights of way, that may appear of record or on the premises.

together with all and singular the rights, uses, benefits and appurtenances to said premises belonging or in any wise incident or appertaining, to have and to hold, and singular the premises here mentioned unto the grantee(s), and the grantee's(s) heirs or successors and assigns, forever. And the grantor(s), here by and through 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 27 day of May, 19 75.
SIGNED, sealed and delivered in the presence of _____ (SEAL)
_____ (SEAL)
_____ (SEAL)

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

SWORN to before me this 27th day of May, 19 75

Notary Public for South Carolina
My commission expires _____

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 grantor(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
27th day of May, 19 75.

Notary Public for South Carolina
My commission expires _____

RECORDED this _____ day of _____ 19____ at _____ 3:26 P. M., No. 29979

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