

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Jack D. Grubbs and Ruth L. Grubbs

in consideration of One Thousand Five Hundred and no/100 (\$1,500.00) Dollars
AND ASSUMPTION OF MORTGAGE INDEBTEDNESS SET FORTH BELOW
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Bernice W. Cox, her heirs and assigns forever

All that piece, parcel or lot of land together with all buildings and improvements, situate, lying and being on the western side of Brooklawn Drive, in the Town of Fountain Inn, Greenville County, South Carolina, being shown and designated as lot no. 38 on a Map of Stonewood made by Dalton & Neves, Engineers, dated January 1970, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book 4-F, Page 16, reference to which is hereby craved for the metes and bounds thereof.

The above described property is the same conveyed to Jack D. Grubbs and Ruth L. Grubbs by deed of A. J. Prince Builders, Inc. recorded in Deed Book 943, Page 623, and is hereby conveyed subject to the rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the grounds affecting said property.

As a part of the consideration for this deed the Grantee assumes and agrees to pay in full the indebtedness due on a note and mortgage given by the grantors to Wachovia Mortgage Company assigned to C. Douglas Wilson & Company recorded in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 1233, Page 596, in the original sum of \$18,000.00, and having a present balance due in the sum of \$17,424.08.

As a part of the consideration for this deed the Grantors do hereby set over, transfer and convey unto the Grantee all their right, title and interest in and to any escrow deposits maintained by the mortgagee in connection with the above described mortgage loan.

The Grantee assumes and agrees to pay City of Fountain Inn and Greenville County taxes for the tax year 1975 and subsequent years.

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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 assigns against the grantor(s) and the grantor(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 6th day of August 1975

Signed, sealed and delivered in the presence of:
[Signatures of Jack D. Grubbs and Ruth L. Grubbs]



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 6th day of August 1975

[Signature of Notary Public]
Notary Public for South Carolina
My commission expires: 8/4/79



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 6th day of August 1975

[Signature of Notary Public]
Notary Public for South Carolina
My commission expires: 8/4/79

[Signature of Ruth L. Grubbs]
Ruth L. Grubbs

RECORDED this day of AUGUST 1975 at 3:30 P.M. No. 4328

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