

State of South Carolina DONNIE S. TANKERSLEY R.M.C. TITLE TO REAL ESTATE GREENVILLE COUNTY Know All Men by These Presents:

That Ronald Paul Murphy and Joanne U. Murphy hereafter referred to as Grantor, in consideration of the sum of Two Thousand Two Hundred Fifty and NO/100 (\$2,250.00) plus assumption of mortgage DOLLARS, paid to Grantor by John Crosland Company hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its successors and assigns, forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 116, Pine Oak Way, Peppertree Subdivision, Section No. 2, as shown on a plat recorded in the Office of the R.M.C. for Greenville County in Plat Book 4X at Page 3, as revised by plat recorded in Plat Book 5C at Page 138, and having, according to said revised plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin located on the southern side of the right-of-way of Pine Oak Way, a joint corner of Lots Nos. 117 and 116; thence along said right-of-way N. 78-48 E. 86.0 feet to an iron pin; thence S. 11-32 E. 140 feet to an iron pin; thence S. 79-05 W. 80 feet to an iron pin; thence S. 77-56 W. 6 feet to an iron pin; thence S. 11-29 E. 139.7 feet to an iron pin the point of beginning. — 276-T27.1-1-21

The above property is subject to the Amended Declaration of Covenants, Conditions and Restrictions dated July 13, 1973, and recorded in the Office of the R.M.C. for Greenville County in Deed Book 978 at Page 895, and to any other restrictions, easements and rights-of-way of record, including a five foot drainage and utility easement along side lot lines, and a ten foot drainage and utility easement along the rear lot line.

This is the same property conveyed to Grantor by deed recorded in the RMC Office for Greenville County in Deed Book 1009 at Page 781.

The consideration of this conveyance consist of \$2,250.00 cash, plus assumption by Grantees of the mortgage granted to Carolina National Mortgage Investment Co., Inc., recorded in Mortgage Book 1327 at Page 79, having an outstanding principal balance of \$32,794.72.

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 said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 26th day of April, 1976.

Signed, Sealed and Delivered in the Presence of

William B. Richard Anne N. Carrington

Ronald P. Murphy (Seal) Ronald Paul Murphy Joanne U. Murphy (Seal) Joanne U. Murphy (Seal) Grantor

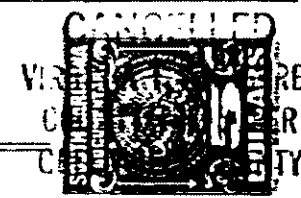
STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 26th day of April, 1976. Anne N. Carrington (Seal) Notary Public for South Carolina

My Commission expires 5/14, 1985

William B. Richard



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

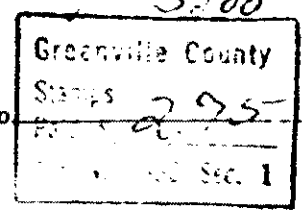
unto all whom it may concern, that Mrs. Joanne U. Murphy wife of the within named Grantor did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this 26th day of April, 1976. Anne N. Carrington (Seal) Notary Public for South Carolina

Joanne U. Murphy (Seal) Joanne U. Murphy

My Commission expires 5/14, 1985

Recorded this MAY 10 1976 at 3:07 P. M., No.



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