

Grantees' Address: Woodburn Dr. GREENVILLE, CO. S. C.  
 Taylors, S. C. 29687  
 STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

AUG 2 4 30 PM '76  
 DONNIE S. TANKERSLEY  
 R.H.C.

VOL 1040 PAGE 589

KNOW ALL MEN BY THESE PRESENTS, that I, Marvin John Short, II

in consideration of Five Thousand, Eight Hundred & Fifty Four & 44/100----- Dollars, (\$5,854.44) and assumption of mortgage as 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 L. B. McGregor and Goldie L. McGregor, their heirs and assigns forever:

ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, on the northeastern side of East Woodburn Drive, being shown and designated as Lot No. 37 on a plat of SEVEN OAKS SUBDIVISION, made by C. O. Riddle, dated May 15, 1972, recorded in the RMC Office for Greenville County in Plat Book 4-R at Page 6, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of East Woodburn Drive at the joint front corner of Lots Nos. 37 and 38, and running thence with the common line of said lots, N. 59-31 E. 150.1 feet to an iron pin at the joint rear corner of Lots Nos. 37 and 38; thence S. 33-12 E. 90.1 feet to an iron pin at the joint rear corner of Lots Nos. 37 and 36; thence with the common line of said lots, S. 59-31 W. 154.4 feet to an iron pin on the northeasterly side of East Woodburn Drive at the joint front corners of Lots Nos. 36 and 37; thence with the northeasterly side of East Woodburn Drive, N. 30-29 W. 90 feet to the point of beginning. — 276 - T 2.1 - 1 - 37

This being the identical property conveyed to the grantor herein by deed of Suddeth Builders, Incorporated, dated September 24, 1973, and recorded September 25, 1973, in Greenville County Deed Book 984 at Page 651.

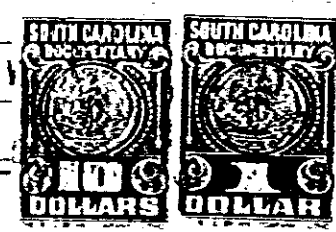
This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of ways, if any, affecting the above property.

As part of the consideration for this conveyance, the grantees hereby assume and agree to pay the remaining balance of that mortgage from the grantor herein to Fidelity Federal Savings and Loan Association, in the original principal amount of \$39,950.00, recorded September 25, 1973, in Greenville County REM Volume 1291 at Page 531, said mortgage having a present unpaid balance of \$39,145.56.

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 30 day of July, 1976

SIGNED, sealed and delivered in the presence of: (SEAL)  
 Kathryn A. Cunningham  
 W. Cook J. [Signature]  
 Marvin John Short, II (SEAL)



STATE OF SOUTH CAROLINA }  
 COUNTY OF GREENVILLE } 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.

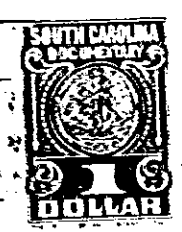
SWORN to before me this 30 day of July, 1976  
 W. Cook J. [Signature] (SEAL) Kathryn A. Cunningham  
 Notary Public for South Carolina.  
 My commission expires 9/29/81

Greenville County  
 1100  
 644  
 Act No. 300 Sec. 1

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 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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 30 day of July, 1976  
 W. Cook J. [Signature] (SEAL) Joan Short



Notary Public for South Carolina.  
 My commission expires 9/29/81  
 RECORDED this AUG 2 1976 day of, at 4:30 P. M., No. 32100

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 0.50  
 4328 RV-2