

8 Pritchard Lane, Eastgate Village, Taylors, S. C.

Vol 1051 94

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that LOUIS J. DeBONE, JR., AND KATHLEEN M. DeBONE

in consideration of SEVEN THOUSAND EIGHT HUNDRED AND NO/100 (\$7,800.00)----- Dollars, AND ASSUMPTION OF THE WITHIN BELOW DESCRIBED 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

HERBERT E. JAKOB AND ROXANNA JAKOB, their heirs and assigns forever;

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being known and designated as Lot No. 54, Pritchard Lane on a plat of Eastgate Village recorded in Plat Book 4X at Page 31 in the R.M.C. Office for Greenville County, South Carolina, and having the following metes and bounds, to-wit:

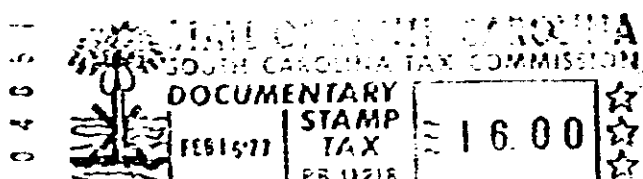
BEGINNING at a point on the Northerly side of Pritchard Lane at the joint front corner of Lots Nos. 55 and 54 and running thence S. 89-00 W. 30.0 feet to a point and continuing thence S. 57-00 W. 25.0 feet to a point at the joint front corner of Lots Nos. 54 and 53; thence running with the common line of Lot Nos. 54 and 53 N. 61-00 W. 75 feet to a point; thence running N. 22-33 E. 76.15 feet to a point thence running along the common line of Lot Nos. 54 and 59 S. 71-07 E. 121.2 feet to a point thence running along the common line of Lots No. 54 and 55 S. 27-00 W. 60 feet to the point of Beginning.

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This conveyance is subject to all restrictions, setback lines, roadways, easements and rights-of-way, if any, affecting the above described property.

Derivation: Deed Book 1003, Page 280 - Threatt Maxwell, et. al-7/19/1974

As a part of the consideration herein, the Grantees agree to assume that certain Mortgage to Fidelity Federal Savings and Loan Association recorded in Mortgage Book 1317, Page 15 and having an original balance of \$35,100.00 and a current balance of \$31,200.00.



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 11th day of February 1977

SIGNED, sealed and delivered in the presence of:

George Gallagher

Louis J. DeBONE, JR. (SEAL)

Judith A. Constantine

Kathleen M. DeBONE (SEAL)

(SEAL)

West VIRGINIA
STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF Monrovia } 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 11th day of February 1977

George Gallagher (SEAL)

Notary Public for South Carolina, VIRGINIA
WEST
My Commission Expires June 1, 1980

West VIRGINIA
STATE OF SOUTH CAROLINA

RENUNCIATION OF DOWER

COUNTY OF Monrovia } 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 11 day of February 1977

Kathleen M. DeBONE (SEAL)
KATHLEEN M. DeBONE

Notary Public for South Carolina, VIRGINIA
WEST
My Commission Expires: June 1, 1980

RECORDED this day of February 1977 at 2:00 P. M., No. 21614

RECORDED FEB 16 1977

535.13

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