

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Westover Place
Greenville SC

KNOW ALL MEN BY THESE PRESENTS, that R. E. Gregory & Co., LTD.,

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of Eighteen Thousand Two Hundred Fifty and 00/100 (\$18,250.00) Dollars and assumption of the mortgage indebtedness recited hereinbelow, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Thomas A. Edwards and Era J. Edwards, their heirs and assigns, the following described property:

All that piece, parcel or lot of land situate, lying and being on the eastern side of Westover Place and the northern side of Pelham Road in the County of Greenville, State of South Carolina, and being more particularly described as Lot No. 43 as shown on a plat of Section 2, Carter's Grove Subdivision, prepared by Dalton & Neves, dated August, 1974, and recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-R at Page 100, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Westover Place, joint corner of Lots 42 and 43; running thence with the common line of said two lots, N. 81-29 E. 139.9 feet to an iron pin; thence S. 9-30 W. 150 feet to an iron pin on the northern side of Pelham Road; thence with the northern side of Pelham Road, S. 77-19 W. 63.7 feet to an iron pin; thence N. 50-41 W. 38.5 feet to an iron pin on the eastern side of Westover Place; thence with the eastern side of Westover Place, N. 1-07 W. 125 feet to the point of BEGINNING.

This conveyance is made subject to all restrictions, easements, road-ways, set-back lines, zoning ordinances, and rights-of-way, if any, affecting the above described property.

This is the same property conveyed to the Grantor herein by deed of R. E. Gregory & Co., Ltd. and College Properties, Inc., t/a Carter's Grove Associates, a Joint Venture, dated October 31, 1975, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1026, at Page 684 on November 3, 1975.

The grantee herein assumes and agrees to pay the balance due on that certain mortgage given by R. E. Gregory & Co., Ltd. to South Carolina Federal Savings & Loan Association, in the original principal sum of \$44,000.00, dated October 31, 1975, and recorded in the RMC Office for Greenville County, S.C. in Mortgage Book 1352, at Page 661, the principal balance due on this mortgage being \$38,500.00.

Grantor agrees to pay 1977 Greenville County ad valorem property taxes for the within described property.

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 does hereby bind itself and its successors 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.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 29th day of July 1977.

SIGNED, sealed and delivered in the presence of:

R. E. GREGORY & CO., LTD (SEAL)
A Corporation

By: [Signature]
President

Secretary

[Signature]
[Signature]

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

SOUTH CAROLINA COUNTY DOCUMENTARY TAX 20.35

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as its 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 29th day of July 1977
[Signature] (SEAL) [Signature]

Notary Public for South Carolina
My commission expires: 8/12/80

RECORDED this day of AUG 1 1977 at 4:24 P. M., No. 3105

540.13

RECORDED

4328 RV.2