

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

DO NOT WRITE IN THESE SPACES

VOL 106-3 PAGE 700

KNOWN ALL MEN BY THESE PRESENTS, that Glenn Eldridge Waren and Edwina V. Waren

in consideration of Seven Hundred ----- Dollars, (\$700.00) plus assumption of mortgage as noted 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 Houston Phelps and JoNeen E. Phelps, their heirs and assigns forever:

ALL that piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, having, according to a survey dated September 29, 1976, prepared by W. R. Williams, Jr., the following metes and bounds, to wit:

BEGINNING at a point on the Southern side of Dellwood Drive at an iron pin at the joint corner of Lots 150 and 151 as said lots are designated according to a plat recorded in the RMC Office for Greenville County in Plat Book BB at Pages 22 and 23, and running thence S. 22-44 E. 195 feet to an iron pin; thence S. 22-44 E. 3 feet to a point in a branch; thence S. 69-42 W. 88.8 feet to a point in the branch; thence S. 72-03 W. 15 feet to a point in the branch; thence N. 18-56 W. 15 feet to an iron pin; thence N. 18-56 W. 183 feet to an iron pin; thence N. 71-04 E. 15 feet to an iron pin; thence N. 69-48 E. 75 feet to the point of beginning.

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

DERIVATION: This being the same property conveyed to Grantors herein by deed of United Builders, Inc. dated November 30, 1976, as recorded in the RMC Office for Greenville County, South Carolina, on December 1, 1976 in Deed Book 1047, Page 56.

As additional consideration for the transfer of the above named property, Grantees hereby assume that certain note and mortgage given by Grantor to Carolina National Mortgage Investment Company, Inc. by mortgage dated November 30, 1976, as recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1384, Page 212 on December 1, 1976, which mortgage has a current balance of \$38,308.42.

DOCUMENTARY STAMP TAX \$ 02.00

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 grantees(s), and the grantee's(s)' heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s)' heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees(s) and the grantee's(s)' heirs, successors and assigns against the grantor(s) and the grantor's(s)' heirs, successors and assigns 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 18th day of August, 1977.

SIGNED, sealed and delivered in the presence of:

Glenn Eldridge Waren (SEAL)  
Edwina V. Waren (SEAL)  
Beatrice H. Johnson (SEAL)

ALABAMA }  
STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } PROBATE

Houston 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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 18th day of August, 1977

Beatrice H. Johnson (SEAL)  
Notary Public for South Carolina  
My commission expires: 2-5-78

ALABAMA }  
STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } RENUNCIATION OF DOWER

Houston 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, 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 18th day of August, 1977.  
Beatrice H. Johnson (SEAL)  
Notary Public for South Carolina  
My commission expires: 2-5-78

Edwina V. Waren  
(Edwina V. Waren)

RECORDED this 29th day of August 1977 at 4:56 P/ M., No. 6617

274.3

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