

STATE OF SOUTH CAROLINA /  
COUNTY OF GREENVILLE /

1072-323

KNOW ALL MEN BY THESE PRESENTS, that We, John Carroll Higgs and Martha Jean Painter Higgs

in consideration of -----Seven Thousand and 16/100 (\$7,000.00)----- Dollars  
and assumption of mortgage set out 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 Realistic Builders, Inc., its successors and assigns, forever;

All that certain piece, parcel or lot of land, with improvements thereon, lying, being and situate in the County of Greenville, State of South Carolina, containing 1.96 acres, in accordance with plat prepared by C. O. Riddle, entitled "Property of Nora Simmons", dated June 22, 1973, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point in Scuffletown Road at the corner of property now or formerly of Nora Simmons and running thence N. 55-26 E., crossing over an iron pin at 33 feet for a total distance of 291.1 feet to an iron pin; thence S. 20-27 E. 346.1 feet to an iron pin; thence S. 55-56 W., 220 feet to an iron pin in Scuffletown Road; thence with said Road, N. 31-42 W., 195 feet to a point; thence continuing with said Road N. 33-16 W., 139.25 feet to the point of beginning.

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

This is the same property conveyed to the grantors herein by deed of Nora Simmons recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1020, at Page 678, on July 2, 1975.

As a part of the consideration herein, the grantee assumes and agrees to pay that certain mortgage in favor of Carolina Federal Savings and Loan Association of Greenville in the principal amount of \$10,000.00, recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1343, at Page 82 and having a present principal balance due thereon of \$9,000.00.

140-5591-1-7.4 (NOTED)

together with all and singular the rights, members, benefactions 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, and the grantees' heirs or successors and assigns, forever. And the grantees do hereby bind the grantors and the grantors' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees, and the grantees' heirs or successors and assigns against the grantors and the grantors' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantees' hands and seals this 18th day of January 1978

SIGNED, sealed and delivered in the presence of

*James R. Keithe*  
James R. Keithe

*John Carroll Higgs* (SEAL)  
JOHN CARROLL HIGGS  
*Martha Jean Painter Higgs* (SEAL)  
S/A *Martha Jean Painter Higgs* (SEAL)  
MARTHA JEAN PAINTER HIGGS (SEAL)

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PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantors sign, seal and as the grantees' 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 18th day of January 1978

*James R. Keithe* (SEAL)  
Notary Public for South Carolina  
My commission expires: 4/7/79

*James R. Keithe*

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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 grantees and the grantees' 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 18th day of January 1978

*James R. Keithe* (SEAL)  
Notary Public for South Carolina  
My commission expires: 4/7/79  
RECORDED this 20th day of JAN 20 1978  
At 4:07 P.M.

*Martha Jean Painter Higgs*  
MARTHA JEAN PAINTER HIGGS

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