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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that JIM VAUGHN ENTERPRISES, INC.  
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 Two Thousand and No/100-- (\$2,000.00) Dollars, exchange of real estate valued at \$11,781.08, and ~~XXXXXX~~ assumption of mortgage as set forth below the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto CORDELL P. PORTER and MURIEL J. PORTER, their heirs and assigns forever:

ALL that piece, parcel or lot of land, situate, lying and being on the southwestern side of Pecan Hill Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 3 on a plat of HOLLY TREE PLANTATION, PHASE II, SECTION 2, made by Piedmont Engineers and Architects, dated January 10, 1974, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-D, pages 47 and 48, reference to which plat is hereby craved for the metes and bounds thereof.

The above described property is hereby conveyed subject to the rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property. The above described property is subject to restrictive covenants recorded in the RMC Office for Greenville County, S. C., in Deed Book 999 at page 667.

This is the same property conveyed to the grantor herein by deed of Holly Tree Plantation, a Limited Partnership, dated August 26, 1974, and recorded August 27, 1974, in Greenville County Deed Book 1005 at Page 707.

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As part of the consideration for this conveyance, the grantees hereby assume and agree to pay the balance remaining on that mortgage from the grantor herein to Fidelity Federal Savings and Loan Association, recorded August 26, 1974, in Greenville County REM Volume 1320 at Page 799, said mortgage having a present unpaid balance of \$51,218.92.

The Grantees' mailing address is: 13 Pecan Drive, Mauldin, S. C. 29662.

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 15th day of February 1978.

SIGNED, sealed and delivered in the presence of

JIM VAUGHN ENTERPRISES, INC. (SEAL)

A Corporation  
By:

*[Signature]*  
Larry H. Cooke Secretary

STATE OF SOUTH CAROLINA }  
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PROBATE

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 15th day of February 1978.

*[Signature]* (SEAL)

Notary Public for South Carolina.  
My commission expires: 9/29/81

RECORDED this day of FEB 15 1978 at 2:17 P. M., No. 21017

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