Val 1074 (AL) 231

GRANTEE: Adrian J. Steinmann 4976 Vineyard Lane Greenville, S. C. 29615

COUNTY OF GREENVILLE

STATE OF SOUTH CAROLINA

KNOW ALL MEN BY THESE PRESENTS, that

We, George P. Apperson, Jr. and Hurdle H. Lea, Jr.

in consideration of ---- Ten Thousand Nine Hundred Seventy Nine and 24/100 (\$10,979.24)----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 Adrian Steinmann, his heirs and assigns, forever;

All that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot 76 on a plat of Mountain Brook, made by Robert E. Rembert, Surveyor, 10-19-70, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-F, at Page 47, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the south side of Vineyard Lane at the joint front corner of Lots 76 and 77 and running thence along the common line of said Lots S. 12-15-50 W. 132.28 feet to a point; thence N. 88-57-20 W. 40.00 feet to a point; thence S. 89-06-00 W. 50.03 feet to a point; thence along the common line of Lots 75 and 76 N. 6-07-20 E. 158 feet to a point on the south side of Vineyard Lane; thence along the said Vineyard Lane S. 74-40 E. 105.00 feet to the point of beginning. - 700 - 540.8 - 1 - 76

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 John E. Nettles and Mary H. Nettles recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1068, Page 602 on November 17, 1977.

As a part of the consideration herein, the grantee specifically assumes and agrees to pay that certain mortgage in favor of Cameron-Brown Company in the principal amount of \$29,700.00, recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1268, at Page 97, and having a present principal balance due thereon of \$28,220.76

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, taining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors, executors and administrators to warrant and 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. forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and assigns against the grantor(s) and the grantor'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 24th day of

(SEAL) SIGNED, sealed and delivered in the presence (SEAL) (SEAL)

PROBATE STATE OF SOUTH CAROLINA

Personally appeared the undersigned witness and made oath that (s) he saw the within named grantor(s) county of Greenville 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 24th day of February 1978

Notary Public for South Carolina 4/7/79

SPATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

My commission expires:

RECORDED this_

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 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

24th day of February Neary Public for South Carolin 7/79
MS commission expires:

540.8 At 1:55 P.M.

25149

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MAN MENTER