

GRANTEES' ADDRESS: 301 Aster Dr. Simpsonville, S. C. 29681
 GREENVILLE CO. S. C.
 TITLE TO REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.
 STATE OF SOUTH CAROLINA } APR 14 10 26 AM '78
 COUNTY OF GREENVILLE } DONNIE S. TANNER, CLE. R.M.C.

VOL 1077 PAGE 85

KNOW ALL MEN BY THESE PRESENTS, that we, Peter J. Defronzo and Sue B. Defronzo

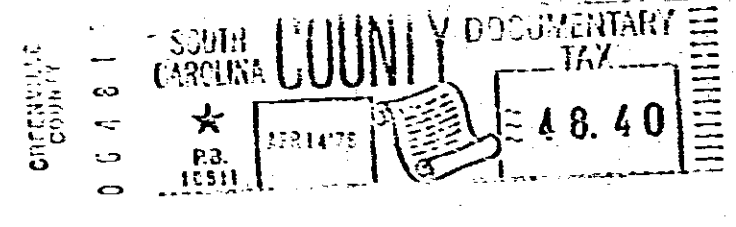
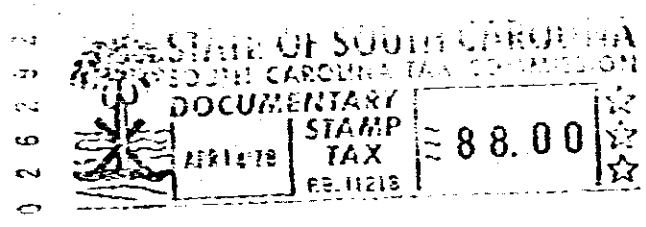
in consideration of Forty Three Thousand Nine Hundred Fifty and No/100ths (\$43,950.00)----- Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Gerald H. Walker and Patricia S. Walker, their heirs and assigns forever;

ALL that certain piece, parcel or lot of land situate, lying and being in the City of Simpsonville, County of Greenville, State of South Carolina being known and designated as Lot No. 43, Section I of a Subdivision known as Poinsettia, a plat of which is recorded in the RMC Office for Greenville County in Plat Book BBB, Page 103 and having according to said plat the following metes and bounds to wit:

BEGINNING at a point on the eastern side of Aster Drive at the joint front corner of Lots 44 and 43; and running thence with the common line of said lots, N. 76-53 E. 170.3 feet; thence S. 13-06 E. 62.3 feet; thence S. 15-08 W. 42.8 feet; thence S. 76-53 W. 150 feet to a point on the eastern side of Aster Drive; thence with the eastern side of said Aster Drive, N. 13-06 W. 100 feet to the point of beginning; being the same property conveyed to Peter J. Defronzo by deed of Don H. Howell and Eunice E. Howell recorded December 30, 1974 in the RMC Office for Greenville County in Deed Book 1012, Page 371, a one-half undivided interest in said property being thereafter conveyed by Peter J. Defronzo to Sue B. Defronzo by deed recorded November 8, 1977 in the RMC Office for Greenville County in Deed Book 1068, Page 128.

This conveyance is made subject to such restrictive covenants, set back lines, easements, and zoning regulations, if any, as may be applicable to the property hereinabove described.



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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(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators 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.

WITNESS the grantor's(s) hand(s) and seal(s) this 14 day of April, 1978.

SIGNED, sealed and delivered in the presence of:
 Peter J. Defronzo (SEAL)
 Sue B. Defronzo (SEAL)

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STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE } PROBATE

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

SWORN to before me this 14 day of April 1978.
 Notary Public for South Carolina
 My commission expires: 7/24/80

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE } 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 14th day of April, 1978.
 Sue B. Defronzo (SEAL)
 Notary Public for South Carolina
 My commission expires: 7/24/80

RECORDED this day of APR 14 1978 10:26 A. M. No. 30266

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