

NTC

Grantee's address: 619 Heathwood Drive, Taylors, S. C. 29687 NTC

TITLE TO REAL ESTATE-- Offices of HILL, WYATT & FAYSSOUX, Attorneys at Law, 100 Williams St., Greenville, S.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

va 1078 pg 101

KNOW ALL MEN BY THESE PRESENTS, that Joan P. Greer, formerly Joan P. Gebert

in consideration of Three Thousand Five Hundred and No/100---(\$3,500.00)-----Dollars, And Assumption of Mortgage as 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 James L. Poteat and Martha L. Poteat, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the Northern side of Heathwood Drive, and being known and designated as Lot 164, Section IV on plat of Colonial Hills Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book WWV at Page 3, and having such metes and bounds as shown thereon. Reference to said plat being made for a more complete description.

As a portion of the consideration herein, the Grantee assumes and agrees to pay the balance due on that certain mortgage in favor of C. Douglas Wilson & Co., assigned to Peoples National Bank as Trustee for Metropolitan Life Insurance Company, which mortgage is in the original amount of Eighteen Thousand One Hundred Dollars (\$18,100.00) and is recorded in the RMC Office for Greenville County in Mortgage Book 1109 at Page 251, on which there is a present approximate outstanding balance due of Fifteen Thousand Dollars (\$15,000.00).

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinance and restrictions or protective covenants that may appear of record, on the recorded plat or on the premises.

This being the same property acquired by the Grantor herein by deed of Phillip E. Gebert recorded on June 6, 1975 in the R.M.C. Office for Greenville County in Deed Book 1019 at Page 450.

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 25th day of April, 1978.

SIGNED, sealed and delivered in the presence of:

Handwritten signatures of Joan P. Greer, formerly Joan P. Gebert, and witnesses, each followed by a line and the word (SEAL).

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 25th day of April, 1978. Handwritten signature of Notary Public for South Carolina.

My commission expires 5-29-83

STATE OF SOUTH CAROLINA } COUNTY OF }

RENUNCIATION OF DOWER NOT NECESSARY - WOMAN GRANTOR

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 2nd day of 1978. Handwritten signature of Notary Public for South Carolina.

My commission expires

RECORDED this 3rd day of APR 28 1978 at 1:45 P. M., No. 32

Vertical stamp: GCTC, APR 28 78, OSA

Vertical stamp: 4328 RV.2