

John Serpanos - 118 Holmes Drive - Greenville, S.C. 29609

DEMETRIE J. LIATOS - Attorney At Law

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

1052 10342

KNOW ALL MEN BY THESE PRESENTS, that I, Arthur Banias,

In consideration of One and no/100 (\$1.00) Dollars, and the 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 John Serpanos, his heirs and assigns forever:

ALL my one-half (1/2) interest in:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the northerly side of White Horse Road, containing 1.81 acres, more or less, and having according to a plat of "Property of John Serpanos", prepared by Carolina Surveying Company, dated February 18, 1976, the following metes and bounds, to-wit:

BEGINNING at a point at the edge of the right-of-way of White Horse Road, joint corner with property of 240 West Lippincott Corp., and running thence along the edge of the right-of-way of White Horse Road N. 47-32 W. 174.8 feet to a point; thence turning and running N. 25-07 E. 278.8 feet to a point; thence turning and running N. 57-07 W. 110 feet to a point; thence turning and running N. 32-53 E. 293.3 feet to a point; thence turning and running S. 85-02 E. 62.8 feet to a point; thence turning and running S. 8-48 W. 514.3 feet to a point; thence continuing S. 13-52 W. 167.7 feet to a point at the edge of the right-of-way of White Horse Road, the point of beginning.

THIS being the same property conveyed to John Serpanos and Arthur Banias by deed of John W. Peden and Johnny Quinn, dated February 25, 1976, recorded in the R.M.C. Office for Greenville County in Deed Book 1032 at page 59.

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GRANTEE does hereby assume that mortgage to John W. Peden and Johnny Quinn, dated February 25, 1976, recorded in the R.M.C. Office for Greenville County in Mortgage Book 1360 at page 937, in the original amount of \$20,000.00 and having a present balance of \$10,000.00.

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 hand(s) and seal(s) this 28th day of June 1978

SIGNED, sealed and delivered in the presence of:

Arthur Banias (SEAL)

_____ (SEAL)

_____ (SEAL)

_____ (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 28th day of June 1978

Demetrie J. Liatos (SEAL)
Notary Public for South Carolina

My Commission Expires 9/22/87

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

28th day of June 1978

Arthur Banias

Demetrie J. Liatos (SEAL)
Notary Public for South Carolina

Commission expires 9/25/87

RECORDED this 30 day of June 1978 at 4:53 P. M. No. 39591

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