

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Mr. and Mrs. Jimmy D. James
62 Stonehaven Drive
Greenville, S. C. 29607

WITNESSES

KNOW ALL MEN BY THESE PRESENTS, that WILLIAM M. MADDEN

in consideration of Forty-Five Thousand Three Hundred Three and 54/100 (\$45,303.54) and assumption of the mortgage as set forth 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

JIMMY D. JAMES and MELBA S. JAMES, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, located, lying and being in the County of Greenville, City of Greenville, State of South Carolina, on the Western side of Stonehaven Drive being shown and designated as Lot No. 110 on a Plat of the Estate of Tully P. Babb, made by Dalton & Neves, dated August, 1954, revised February, 1969, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ, Pages 162 and 163, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Stonehaven Drive at the joint front corners of Lots No. 109 and 110 and running thence with the common line of said lots, S. 80-03 W., 331 feet to an iron pin; thence along the line of Lot No. 2, S. 4-52 E., 78 feet to an iron pin on the line of Lot No. 111; thence along the line of Lots Nos. 111 and 112, S. 75-19 E., 331.2 feet to an iron pin on Stonehaven Drive; thence with the Western side of Stonehaven Drive, N. 8-59 E., 108.6 feet to an iron pin; thence continuing with the Western side of Stonehaven Drive, N. 9-06 W., 113 feet to an iron pin, the point and place of beginning.

This is the same property conveyed to the Grantor herein by deed of Warren Richard Garrett and Anne E. Garrett recorded in the Greenville County R.M.C. Office in Deed Book 928 at Page 280 on the 26th day of October, 1971.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property.

As part of the consideration of this deed, the Grantees agree to assume and pay in full the indebtedness due on the note and mortgage covering the above described property owned by Greer Federal Savings & Loan Association dated October 22, 1971 and recorded in the R.M.C. Office for Greenville County in REM Book 1211 at Page 112 which has a present balance due in the sum of \$46,196.46.

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 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 14th day of August 19 78

SIGNED, sealed and delivered in the presence of

Francis K. Bagwell
James C. Blahely, Jr.

William M. Madden (SEAL)

(SEAL)
(SEAL)
(SEAL)

STATE OF SOUTH CAROLINA
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PROB:

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 14th day of August 19 78

James C. Blahely, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: 11-9-81

Francis K. Bagwell

STATE OF SOUTH CAROLINA
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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 August 19 78
James C. Blahely, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: 11-9-81

William M. Madden

RECORDED this _____ day of _____ 1978

at 4:34 P.M. 5025

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