

State of South Carolina,
County of GREENVILLE

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GREENVILLE CO. S.C.
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KNOW ALL MEN BY THESE PRESENTS, That Bernice A. Martin

in the State aforesaid, in consideration of the sum of One and No/100ths (\$1.00) and Love and Affection ----- Dollars,

to her in hand paid at and before the sealing of these presents by

James C. and Peggy G. Martin

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents

do grant, bargain, sell and release unto the said James C. and Peggy G. Martin, their heirs and assigns, forever:

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ALL MY RIGHT, TITLE AND INTEREST, BEING AN UNDIVIDED ONE-THIRD (1/3) INTEREST, IN AND TO THE FOLLOWING DESCRIBED PREMISES:

Unit No. 21, Knoxbury Terrace Condominium Community, Horizontal Property Regime, situate on the southern side of Knoxbury Terrace in the County of Greenville, State of South Carolina, as more particularly described in Master Deed and Declaration of Condominium dated May 1, 1978, recorded in the R.M.C. Office for Greenville County in Deed Book 1078 at Page 708, as the same has been or may be amended from time to time.

The within conveyance is made subject to the reservations, restrictions and limitations on use of the above described premises and all covenants and obligations set forth in the aforesaid Master Deed and Declaration of Condominium dated May 1, 1978, recorded in said R.M.C. Office in Deed Book 1078 at Page 708, with all amendments thereto, and as set forth in the By-Laws of Knoxbury Terrace Homeowners Association, Inc. attached thereto as amended and as the same may hereafter from time to time be amended; all of said reservations, agreements, obligations, conditions and provisions are incorporated in the within deed by reference and constitute covenants running with the land, equitable servitudes and liens to the extent set forth in said documents and as provided by law, all of which are hereby accepted by the grantees herein and their heirs, administrators, executors, successors and assigns.

This is the identical property conveyed to the grantor herein by deed of Yeargin Properties, Inc., dated September 15, 1978, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1087 at Page 678 on September 15, 1978. The within conveyance is given subject to the lien of that certain mortgage given by the grantor and grantees herein to Fidelity Federal Savings and Loan Association dated September 15, 1978, and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1444 at Page 318, and the grantees herein agree to assume all obligations of the grantor under said mortgage.

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