

ADDRESS: 3052 545

Charleston, S.C. 29602

TITLE TO REAL ESTATE - INDIVIDUAL FORM 706, Mitchell & Ariail, P.A., Greenville, S.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

2:19 PM '80

WALKERSLEY

BOOK 1121 PAGE 525

BOOK 1122 PAGE 879

KNOW ALL MEN BY THESE PRESENTS, that Joe G. Thomason

in consideration of Ten and no/100 (\$10.00) Dollars AND SUBJECT TO THE MORTGAGE INDEBTEDNESS 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 WALKER AND WALKER INVESTMENT COMPANY, A General Partnership, its successors and assigns:

AN UNDIVIDED 51/100TH INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville on the Southwest side of Boling Road, being shown and designated as Lot 19 on plat of PLANTATION ESTATES, Property of Dempsey Real Estate Company, Inc., made by Campbell & Clarkson, Surveyors, Inc. dated December 16, 1971 and recorded in the R.M.C. Office for Greenville County in Plat Book 4-N, Page 48, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Boling Road, at the joint front corner with property of Dempsey and running thence with the Dempsey property line, S. 56-06 W., 250 feet to an iron pin; thence S. 49-54 E., 100 feet to an iron pin on property line of Plantation Estates; thence with the line of Plantation Estates, N. 56-06 E., 250 feet to an iron pin on the southwestern side of Boling Road; thence with the side of said Road, N. 49-54 W., 100 feet to an iron pin being the point of beginning.

The above property is the same property conveyed to Joe G. Thomason by deeds of Ruth Ferguson and Thomas Ferguson, Jr. and of Bob R. Janes and John T. Douglas, Jr. of even date to be recorded herewith and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

This deed is subject to a mortgage given to United Federal Savings and Loan Association in the original sum of \$19,005.37 recorded in Mortgage Book 1409 at Page 289 which has a present balance due in the approximate sum of \$18,954.41. The grantee herein specifically does not agree and assume to pay said mortgage but takes this deed subject to said mortgage.

(114)-166-254-3-30

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 17th day of March 19 80. Linda O. Forrester (Notary Seal), Joe G. Thomason (Seal)

SC70, 1 APR 23 80, 019

STATE OF SOUTH CAROLINA } PROBATE COUNTY OF GREENVILLE } 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 17th day of March 19 80. Linda O. Forrester (Notary Seal), Erik H. Mitchell (Seal)

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER COUNTY OF GREENVILLE } 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 17th day of March 19 80. Erik H. Mitchell (Notary Seal), Margaret A. Thomason (Signature)

RECORDED MAR 27 1980 of 19 at 2:19 P. M., No. 28609. RECORDED APR 23 1980 at 10:35 A.M. 31297

50

4328 RV-2