

STATE OF SOUTH CAROLINA } Grantor's address: 221 Pimlico Road
COUNTY OF GREENVILLE } SLEY Greenville, SC 29607

KNOW ALL MEN BY THESE PRESENTS, that THAYER FLEMING GRUMBINE-----

in consideration of Forty-Three Thousand Six Hundred Ninety-Six and 53/100----- Dollars
(\$43,696.53) plus the assumption of the mortgage indebtedness 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 O. JOHNSON SMALL and SUSAN S. SMALL, their heirs and assigns forever:

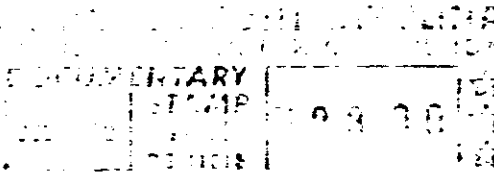
ALL that certain piece, parcel or lot of land, situate, lying and being on the Southeastern side of Pimlico Road near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 94 on plat of Section A of Gower Estates made by Dalton & Neves, January, 1960, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book QQ, Pages 146 - 147, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Pimlico Road at the joint front corner of Lots Nos. 93 and 94, and running thence along the line of Lot 93, S. 67-54 E., 184.9 feet to an iron pin; thence S. 18-27 W., 65 feet to an iron pin; thence with the line of Lot 95, N. 82-0 W., 181.7 feet to an iron pin on the Southeastern side of Pimlico Road; thence with the corner of Pimlico Road, the chord being N. 15-20 E., 110 feet to the point of beginning.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of public record and/or actually existing upon the ground affecting the above described property. 15 (500) 268.1-5-5

This is the same property conveyed to the Grantor herein by deed of Dale E. Hamer recorded in the Greenville County RMC Office in Deed Book 1072 at Page 15 on January 17, 1978.

As part of the consideration for 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 American Federal Savings and Loan Association, recorded in the RMC Office for Greenville County in REM Book 1421 at Page 111.



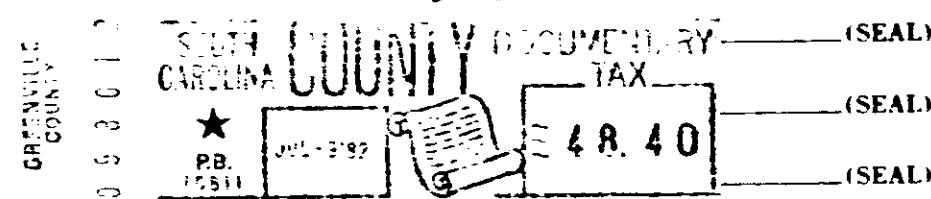
together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. 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 9th day of July 19 82

SIGNED, sealed and delivered in the presence of

Thayer Fleming Grumbine (SEAL)

J.C. Blakely Jr.
J. Eric M. Jones



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 9th day of July 19 82

J.C. Blakely Jr. (SEAL)
Notary Public for South Carolina
My commission expires:

J. Eric M. Jones

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this 9th day of July 19 82

Notary Public for South Carolina
My commission expires:

RECORDED this 9th day of July, 1982 at M. No. 1169 at 2:41 P.M.

0.80

4328 RV-2