

STATE OF SOUTH CAROLINA GREENVILLE COUNTY OF GREENVILLE 787 31st Avenue San Francisco, CA 94121

RECORDED NOV 21 3 42 PM '83 DEAN W. MOSELEY

KNOW ALL MEN BY THESE PRESENTS, that G & G Investments, A General Partnership

in consideration of Six Thousand Five Hundred and No/100 (\$6,500.00) and assumption of Dollars mortgage indebtedness recited hereinbelow the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

David Wood and Julie Wood, their heirs and assigns, forever:

ALL that piece, parcel or lot of land, with all buildings and improvements, situate, lying and being on the southern side of Potomac Avenue, in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 206 on a plat of PLEASANT VALLEY, made by Dalton & Neves, Surveyors, dated April, 1946, as revised, recorded in the RMC Office for Greenville County, S. C. in Plat Book EE, page 5, said lot being 60 feet wide and 160 feet deep.

The above property is the same conveyed to the Grantor by deed of Robert Knox and Gerzie S. Knox, recorded in Deed Book 1142, page 333, on February 6, 1981 and is hereby conveyed subject to all rights-of-way, easements, conditions, public roads and restrictive covenants reserved on instruments of public record and actually existing on the ground affecting said property.

As a part of the consideration for this deed the Grantees agree and assume to pay in full the indebtedness due on a note and mortgage given to Collateral Investment Company, recorded in Mortgage Book 1327, page 131, on November 7, 1974, in the original sum of \$16,150.00, which has a present balance due in the sum of \$14,802.21.

As a further part of the consideration for this deed the Grantor hereby assigns, setover and transfers unto the Grantees all its rights, title and interest in and to any escrow deposits maintained by the mortgagee with reference to the above mortgage loan.

The within conveyance is subject to that certain second mortgage loan given by G & G Investments to First Federal Savings & Loan Association of South Carolina, in the original sum of \$7,135.00, recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1546, page 546, on July 9, 1981, which has a present balance due in the sum of \$6,178.32.

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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 18th day of November 19 83 Signed, sealed and delivered in the presence of:

G & G INVESTMENTS, A GENERAL PARTNERSHIP BY: GERALD R. GLOR (SEAL) BY: GAYLE M. MOSELEY (SEAL)

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 18th day of November 19 83 Notary Public for South Carolina My commission expires: 9/6/93

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER -NOT NECESSARY, GRANTOR A PARTNER-SHIP COUNTY OF GREENVILLE } I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wivest) 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 day of 19 (SEAL) Notary Public for South Carolina My commission expires:

RECORDED this day of 19 OCTO 3 NO 29 83 087. No. 4.0000

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