

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEC 2 10 26 AM '83
R.M.C.

47 Woodridge Circle
Mauldin, S. C. 29662

KNOW ALL MEN BY THESE PRESENTS, that AMERICAN SCENIC REALTY COMPANY, INC., Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of Twenty Thousand and no/100ths (\$20,000.00) Dollars and assumption of mortgage indebtedness as set forth below _____ Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto C. JIM COWART, SR. and MARGARET E. COWART, their heirs and assigns:

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the western side of Woodridge Circle, in the Town of Mauldin, Greenville County, South Carolina, being shown and designated as Lot No. 47 on plat of WINDSOR PARK, made by R. K. Campbell, Surveyor, dated March 29, 1960, recorded in the RMC Office for Greenville County, S. C., in Plat Book RR, page 25, reference to which is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the Grantor by deed of John R. Stewart, etc., recorded on September 25, 1981, in Deed Book 1155, page 793, in the RMC Office for Greenville County, S. C., 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.

As a part of the consideration for this deed the Grantees hereby assume and agree to pay in full the indebtedness due on a note and mortgage given to Collateral Investment Company, recorded in Mortgage Book 1362, page 919, on March 20, 1976, in the original sum of \$22,650.00, which has a present balance due in the sum of \$20,996.18.

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

15(799) M 9.2-1-54

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY TAX
STAMP
40.00

GREENVILLE COUNTY
108120
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ P.B. 1981
DEC-2'83
22.00

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 does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same of any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 1st day of December 19 83

Signed, sealed and delivered in the presence of:

Henry J. Trickett
Henry J. Trickett

AMERICAN SCENIC REALTY COMPANY, INC. (SEAL)
(A Corporation)
By: Henry J. Trickett President
and Henry J. Trickett Secretary

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor'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 1st day of December 19 83

John M. Dillard (SEAL)
Notary Public for South Carolina. 5/20/93 9/6/93
My commission expires
John M. Dillard

RECORDED this DEC 2 1983 day of at 10:26 A. M., No.

747
070

2328-RV-2