

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

VOL 1207 PAGE 357

KNOW ALL MEN BY THESE PRESENTS, that Desai-Patel Properties, a South Carolina General Partnership, consisting of Nayan R. Desai, Ramesh Patel, and Creative Investors, A Partnership, DONNIE S. TANKERSLEY

in consideration of Three Thousand Five Hundred and 00/100 (\$3,500.00) Dollars, and assumption of the 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 Nayan R. Desai and Ramesh Patel, their successors and assigns, forever:

ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the eastern side of Charter Oak Drive and being known and designated as Lot No. 99, PEPPERTREE Subdivision, Section No. 2, as shown on a plat recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-R at Page 19, and re-recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-X at Page 3, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point located on the eastern side of the right-of-way of Charter Oak Drive, joint front corner of Lots 98 and 99, and running thence, N. 78-00 E. 140.0 feet to an iron pin; thence S. 11-32 E. 80.0 feet to an iron pin; thence S. 78-00 W. 140.0 feet to an iron pin; thence along said right-of-way, N. 11-32 W. 80.0 feet to an iron pin; the point of beginning.

THIS conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, rights-of-way, if any, affecting the above-described property.

THIS being the same property conveyed to the Grantor herein by deed of Creative Investors, A Partnership, dated May 19, 1981 and recorded in the RMC Office for Greenville County in Deed Book 1148 at Page 375 on May 20, 1981.

THE Grantees herein agree and assume to pay the balance due on that certain mortgage given by John George Smith and Cheryle M. Smith to Stockton, White and Company, in the original amount of \$34,000.00, dated June 22, 1976, and recorded in the R.M.C. Office for Greenville County, S. C., in Mortgage Book 1371 at Page 103 in the principal balance due on this mortgage being \$ 31,271.81 (approximate).

STATE OF SOUTH CAROLINA SOUTH CAROLINA TAX COMMISSION DOCUMENTARY TAX STAMP MAR-2-84 07.00

GREENVILLE COUNTY SOUTH CAROLINA COUNTY DOCUMENTARY TAX 03.85 MAR-2-84

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 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 1st day of February, 1984

SIGNED, sealed and delivered in the presence of:

DESAI-PATEL Properties, A General Partnership (SEAL)

W. Clark Gaston, Jr. (SEAL) Connie J. Reagan

By: Nayan R. Desai (SEAL) By: Ramesh Patel (SEAL) By: Creative Investors (SEAL) PROBATE

STATE OF SOUTH CAROLINA 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 1st day of February, 1984

Notary Public for South Carolina (SEAL) Connie J. Reagan My commission expires 10-2-91

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

RENUNCIATION OF DOWER NOT NECESSARY - GRANTOR A PARTNERSHIP

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 19 day of (SEAL) My commission expires MAR 2 1984

RECORDED this day of MAR 2 1984 at 10:34 A.M., No. 20895

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