BOUTON AND BOUTON, ATTORNEYS, GREENVILLE, S. C. 29601

VOL 1207 PAGE 362

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED cd S.C.
GREENVILLE
MAR 2 10 56 AM '84
DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that A. GERALD STROUD AND LOIS C. STROUD

in consideration of Seven Thousand Nine Hundred and no/100's ($7,900.00)-------------------- Dollars, and assumption of Mortgage as set out herein 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 MICHAEL A. MCLAIN AND JAMES H. BERNHARDT, their heirs and assigns forever;

ALL that certain piece, parcel or lot of land situate, lying, and being in the State of South Carolina, County of Greenville, on the southern side of Governors Court, being shown and designated as a portion of Lot No. 8 as shown on a plat of Governors Square recorded in the RMC Office for Greenville County in Plat Book 5P at Page 8 and also shown on a plat recorded in said RMC Office on March 21, 1979, in Plat Book 7B at Page 75 and having according to a more recent survey prepared by H. C. Clarkson, Jr., Surveyor, entitled "Property of A. Gerald Stroud and Lois C. Stroud" dated January 13, 1984, recorded in said RMC Office in Plat Book 10H at Page 87 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Governors Court at the joint front corner of Lots No. 7 and 8, and running thence with the chord of Governors Court, N. 78-48 E. 50.0 feet to an iron pin; thence running with a new line through Lot No. 8, S. 15-44 E. 136.35 feet to an iron pin; thence running S. 70-46 W. 125.20 feet to an iron pin; thence running with a new line through Lot No. 8, N. 43-45 W. 33.20 feet to an iron pin in the line of Lot No. 7; thence running with the joint line of Lots No. 7 and 8, N. 21-44 E. 149.3 feet to an iron pin, the point of beginning.

This being the same property conveyed to mortgagors herein by Deed of H. J. Martin and Joe O. Charping dated June 29, 1982, recorded on June 30, 1982, in Deed Book 1169 at Page 434, LESS, HOWEVER, that certain portion of land conveyed by mortgagors in Deed Book 1171 at Page 716.

11(195) 540.3-1-32

As part of the consideration herein the Grantees agree to assume and pay that certain Mortgage given by the Grantors to Alliance Mortgage Company on February 23, 1984, recorded in the RMC Office for Greenville County in Mortgage Book 1649 Page 26 and having original balance of $53,671.00 and having a present balance of the same.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX 16.00
MAR 2 '84
P.B. 11218

GREENVILLE COUNTY

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ MAR 2 '84 08.80
P.B. 10811

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 March in 84.

SIGNED, sealed and delivered in the presence of:

A. Gerald Stroud (SEAL)
A. GERALD STROUD

(SEAL)

Lois C. Stroud (SEAL)
LOIS C. STROUD

(SEAL)

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 1st day of March 1984.

_____ (SEAL)
Notary Public for South Carolina.

My commission expires 9-10-90

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

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 1st day of March 1984.

Lois C. Stroud
LOIS C. STROUD

_____ (SEAL)
Notary Public for South Carolina.

My commission expires 9-11-85

RECORDED this _____ day MAR 2 1984 19___, at 10:56 A. M., No. 20508