

GRANTEES' MAILING ADDRESS:

218 Briarcreek
Greer, SC 29651

1219-798

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that we, WILLIAM V. MAGNUS and ELAINE C. MAGNUS,

in consideration of SEVEN THOUSAND TWO HUNDRED NINETY-ONE AND 82/100 (\$7,291.82) Dollars, plus assumption of mortgage indebtedness set out 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 NPSP, A GENERAL PARTNERSHIP consisting of Paolo Lilla, William Drury, as specific partnership property, its successors and assigns forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon or hereafter to be constructed thereon, situate, lying and being on the southeastern side of Ambergate Court, in the County of Greenville, State of South Carolina, shown and designated as Lot No. 19 on plat of WESTMINSTER VILLAGE, SECTION I, prepared by Heaner Engineering Company, Inc., dated April 15, 1976, and recorded in the RMC Office for Greenville County in Plat Book 5-P at Page 40 on August 5, 1976, and being more particularly described, according to said plat, as follows:

BEGINNING at an iron pin on the southeastern side of Ambergate Court at the joint front corner of Lots 19 and 20, and running thence with said lots S. 71-20 E. 145.22 feet to an iron pin; thence running along the rear line of Lots 19, 3, and 4, S. 03-16 W. 155 feet to an iron pin; thence with the line of Lot 19 and the common line of Lots 6 and 7, N. 79-35 W. 117.51 feet to an iron pin; thence running along the joint line of Lots 18 and 19, N. 17-16 W. 154.67 feet to an iron pin on Ambergate Court; thence running with the curve of Ambergate Court, the chord of which is N. 70-34 W., 46.45 feet to the point of beginning.

-11-195-540.3-1-67

This being the same property conveyed to the Grantors herein by deed of Westminster Company, Inc., recorded September 23, 1980, in the RMC Office for Greenville County, S.C., in Deed Book 1134 at Page 7.

The Grantee herein, by the acceptance of this deed, specifically assumes and agrees to pay the indebtedness due under the terms of a mortgage given by William V. Magnus to NCBM Mortgage Corporation (now Bankers Mortgage Corporation) recorded in the RMC Office for Greenville County, S.C., on September 23, 1980, in Mortgage Book 1517 at Page 184, in the original amount of

(Continued)

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 14 day of August, 1984.

SIGNED, sealed and delivered in the presence of

William V. Magnus
Witnesses as to William V. Magnus

William V. Magnus (SEAL)
WILLIAM V. MAGNUS

Elaine C. Magnus
Witnesses as to Elaine C. Magnus

Elaine C. Magnus (SEAL)
ELAINE C. MAGNUS

STATE OF ~~SOUTH CAROLINA~~ NEW JERSEY
COUNTY OF *Ocean*

PROBATE
AS TO ELAINE C. MAGNUS

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 14th day of August, 1984.

John C. Mullenbury (SEAL)
Notary Public for ~~South Carolina~~ New Jersey
NOTARY PUBLIC OF NEW JERSEY

My commission expires 13, 1985

STATE OF SOUTH CAROLINA }
COUNTY OF

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 _____ day of _____ 19 _____

Notary Public for South Carolina.

My commission expires _____

RECORDED this _____ day of _____ 19 _____, at _____ M., No. _____

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