

Grantees Address: 255 Hidden Lake apts., Greenville, SC 29615

State of South Carolina }
COUNTY OF GREENVILLE }

DEED
(Individual)

CENTRAL OFFICE RECORDS
GREENVILLE, S. C.
Form No. 731
Rev. 1977

VOL 1220 PAGE 255

KNOW ALL MEN BY THESE PRESENTS, That Gary R. Watkins,
(hereinafter called "Grantor"), for and in consideration of the sum of Ten (\$10.00)

Dollars and assumption of existing mortgage ~~Dollars~~
to the Grantor in hand paid at and before the sealing of these presents, by

James J. Rohrer of Greenville, South Carolina
(hereinafter called "Grantee") in the State aforesaid, (the receipt of which is hereby acknowledged)
has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release,

unto the Grantee, his heirs, successors and assigns:
ALL that certain piece, parcel or unit of land in the State of South Carolina, County of Greenville, Situate on the northern side of Stanley Drive, near the City of Greenville being shown on plat of Harbor Town, recorded in the RMC Office for Greenville County in Plat Book 5-P at Pages 13 and 14 and being more particularly described as follows:

BEGINNING at a point at the joint corner of Units 72 and 73 and thence running, S. 51-21 E. 68.8 feet; thence turning and running, S. 38-39 W. 21.4 feet; thence turning and running, N. 51-21 W. 68.8 feet; thence turning and running, N. 38-39 E. 21.4 feet to the point of beginning.

The foregoing conveyance is subject to the terms of that Declaration of Covenants, Conditions and Restrictions executed by Harbor Town Limited Partnership on January 26, 1976, recorded in Deed Book 1031 at page 271, RMC Office for Greenville County.

13-308-B2.4-1-72

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 the Grantor to Mid-South Mortgage Company, Inc., and recorded in Mortgage Book 1413 at Page 172, in the RMC Office for Greenville County. Grantee also hereby assumes the obligations of the Grantor under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned;" Said mortgage having an original balance of \$25,000.00 with a current balance of \$24,050.44. Said Mortgage was assigned to Federal National Mortgage Corporation by assignment recorded November 9, 1977 in REM Book 1415 at Page 342.
Derivation: Deed Book 1164 , Page 500 - Ronald S. Latawiec 3/29/82

This conveyance is made subject to easements and restrictions of record and otherwise affecting the property.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the Grantee, his Heirs, Successors and Assigns forever.

And the Grantor does hereby bind himself and his heirs, to warrant and forever defend all and singular the premises unto the Grantee, His Heirs, Successors, and Assigns against himself and his heirs and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

400
21801

12
5738
RV 21

SEE NEXT PAGE