

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

VOL 1220 PAGE 819

KNOW ALL MEN BY THESE PRESENTS, that UNITED VIRGINIA MORTGAGE CORPORATION A Corporation chartered under the laws of the State of VIRGINIA and having a principal place of business at Greenville, State of South Carolina, in consideration of TEN THOUSAND ONE HUNDRED AND NO/100 and assumption of mortgage recited hereinbelow (\$10,100.00) -- 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 CLAUDE E. FOWLER, his heirs and assigns, forever;

ALL that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, and according to a plat prepared of said property by Carolina Surveying Company, on December 10, 1973, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5B, at Page 52, and having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Standing Springs Road, joint corner of said property and property now or formerly of Grover Riddle and Blythe Riddle and running thence S. 34-45 W. 611.2 feet to an old iron pin; thence continuing with the joint lines of said property of Grover Riddle and Blythe Riddle, N. 50-30 W. 650 feet to an old iron pin; thence N. 69-50 E. 685.2 feet to an old iron pin; thence N. 74-21 E. 142.4 feet to a point on the edge of Standing Springs Road; thence running with said Road, S. 20-30 E. 198.5 feet to the point of beginning.

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

This is the same property conveyed to the Grantor herein by deed of W. Daniel Yarborough, Jr., as Master in Equity in and for the County of Greenville, State of South Carolina, dated May 24, 1984, and recorded in the RMC Office in Deed Book 1214, at Page 544.

The Grantee herein assumes and agrees to pay the balance due on that certain mortgage given by Robert W. Nichols to Lincoln Home Mortgage Company in the original principal sum of \$25,000.00, dated January 21, 1977 and recorded in the RMC Office for Greenville County, S.C. in Mortgage Book 1387, at Page 744 on January 21, 1977, said mortgage being assigned to Bowest Corporation by Assignment dated January 27, 1977, and recorded in the RMC Office for Greenville County, S.C. in Mortgage Book 1388, at Page 662 on February 4, 1977, the principal balance due on this mortgage being approximately \$22,963.77.

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 14th day of August, 19 84

SIGNED, sealed and delivered in the presence of:

UNITED VIRGINIA MORTGAGE CORPORATION (SEAL)

A Corporation

By:

H. EARLE FERGUSON, JR.

Senior Vice President

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 14th day of August 19 84 Patricia Adair O'Brien (SEAL) Notary Public for South Carolina Richmond, Virginia My commission expires August 9, 1987

RECORDED this 14th day of August 19 84 at Greenville, S.C. M., No. 1220-819

(19) - 42 - 583.1 - 1 - 20.1

RTB5

4325-11-21