

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

VOL 1224 PAGE 585

KNOW ALL MEN BY THESE PRESENTS, that San-Del Builders

Oct 22 1 23 PM '84 S.C.

in consideration of Seven Thousand and no/100 (\$7,000.00) Dollars,
and assumption of the mortgage 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 Thomas E. James and Ronda L. James, 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, known as Lot No. 2 of Gilder Creek Estates, Phase I, and as shown on a plat dated April 3, 1984, drawn by Freeland and Associates, Engineers and Land Surveyors, entitled "Gilder Creek Estates, Phase I, Lot 2, Property of San-Del Builders", said plat being recorded in the RMC Office for Greenville County, S.C., in Plat Book 10-0, at page 26, and having, according to said plat, the following metes and bounds, to-wit:

(16) - 790 - 291 - 1 - 107

BEGINNING at an iron pin on the westerly side of Holland Road, at the joint front corner of Lots Nos. 2 and 3, and running with the line of Lot No. 3, S.55-42W., 150.0 feet, to an iron pin; thence turning and running N.34-18W., 85.0 feet to an iron pin at the rear corner of Lots Nos 1 and 2; thence turning and running with the line of Lot No. 1, N.55-42E., 150.0 feet to an iron pin on the westerly side of Holland Road at the joint front corner of Lots Nos. 1 and 2; thence turning and running with the westerly side of Holland Road, S.34-18E., 85.0 feet to an iron pin, the point of beginning.

This being the same property conveyed to the grantor herein by deed of Davis Properties, Inc., dated March 27, 1984, and recorded 4-20-84, in the RMC Office for Greenville County, S.C., in Deed Book 1210, at page 909.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way appearing on the property and/or of record.

Grantees herein jointly and severally hereby assume and covenant to perform all the terms and conditions of that note and mortgage given by San-Del Builders to South Carolina Federal Savings Bank, in the original amount of \$59,850.00, said mortgage being recorded in the RMC Office for Greenville County, S.C., on 4-20-84, in REM Book 1658, at page 387. Said note and mortgage have a current principal balance of \$54,000.00.

GRANTEES ADDRESS: 603 Holland Road, Simpsonville, S.C. 29681

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 19th day of October, 1984

SIGNED, sealed and delivered in the presence of:

San-Del Builders (SEAL)

by: Dale Turner (SEAL)

by: Sandra Turner (SEAL)

9210

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.

WITNESSES to before me this 19th day of October, 1984

Dale Turner (SEAL)
Notary Public for South Carolina

Carol S. Pearson

My commission expires 4/26/87

STATE OF SOUTH CAROLINA }
COUNTY OF

NO RENUNCIATION OF DOWER NECESSARY

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 grantor(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)

Notary Public for South Carolina

My commission expires

(CONTINUED ON NEXT PAGE)

RECORDED this

day of

19

at

Mo.