

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, THAT R.H.C. PENSLEY Davidson-Vaughn, a South Carolina General Partnership

in consideration of Thirty Two Thousand and No/100 (\$32,000.00) Dollars and subject to mortgage indebtedness in the sum of \$41,524.02 the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

Creekside Developers, a South Carolina General Partnership, its successors and assigns, forever:

ALL that piece, parcel or tract of land, situate, lying and being on the northeastern side of Creekside Drive, in Greenville County, South Carolina, being known and designated as a portion of Phase II, containing .69 acres on a plat shown as CREEKSIDE VILLAS P.U.D. PHASE II, made by Arbor Engineering Company, dated December 30, 1983, recorded in the RMC Office for Greenville County, S. C. in Plat Book 9-W, page 79, and having such metes and bounds as will appear thereon, reference to which is hereby craved, this being the eastern portion of Phase II and being all units shown thereon as Nos. 15, 16, 17, 18, 19 and 20, excluding however, Unit No. 14.

The above described property is a portion of the same conveyed to the Grantor by deed of Pebblepart, Ltd., recorded on May 6, 1981 in the RMC Office for Greenville County, S. C. in Deed Book 1147, page 548, and is hereby conveyed subject to all rights of way, easements, conditions, public roadways, and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The above described property is subject to that certain Declaration of Covenants, Conditions and Restrictions for Creekside Villas, appearing of record in the RMC Office for Greenville County, S. C. in Deed Book 1160, page 206, as amended by a First Amendment appearing of record in Deed Book 1173, page 230 and is subject to conveyance of the common area surrounding Units 15 through 20, inclusive, to The Creekside Villas Homeowners Association, Inc., to be executed and recorded.

The above described property is conveyed subject to that certain mortgage given by Davidson-Vaughn, a South Carolina Partnership to South Carolina Federal Savings and Loan Association, dated January 17, 1984 in the original sum of \$100,000.00, appearing of record in the RMC Office for Greenville County, S. C. in Mortgage Book 1644, page 194, upon which there is a present balance due in the sum of \$ 41,524.02

(SEE REVERSE SIDE)

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 grantee(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 assigns against the grantor(s) and the grantor(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantee(s)'s hand(s) and seal(s) this 22nd day of October 19 84

Signed, sealed and delivered in the presence of

Signature of Davidson-Vaughn Partnership and Dean Davidson Partner

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PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantee(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 22nd day of October 19 84

Signature of Notary Public for South Carolina, My commission expires: 9/6/93

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RENUNCIATION OF DOWER - NOT NECESSARY

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantee(s) respectively, did then lay appear before me, and each upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, duress 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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this day of 19 (SEAL) Notary Public for South Carolina My commission expires: 9/6/93 RECORDED this day of 19 84

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