

Grantee's Address: Rt. 3, Box 155AAA, Pelzer, S.C. 29669

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that Paul A. Pheanis and Rosemary Pheanis

in consideration of Seven Thousand Five Hundred Eighty Five and 78/100----- Dollars, and assumption of mortgage as set forth below: the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Roy F. Edge, his heirs and assigns, forever.

ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 25, on plat of Monaview, recorded in the RMC Office for Greenville County, S.C., in Plat Book 4N at Page 52.

The within conveyance is subject to restrictions, utility easements, rights of way, zoning regulations, and other matters as may appear on the recorded plat, or on the premises.

This being the same property conveyed to the grantors herein by deed of Robert H. Lewis, Jr. and Betty M. Lewis as recorded in Deed Book 1026 at Page 606 on October 31, 1975.

This conveyance is made subject to that deed of trust recorded in Book 1352, Page 488, Greenville County RMC Office. In accepting this deed, the grantees herein, as part of the consideration for this transfer, hereby assume all obligations of the note and deed of trust referred to above and further agree to indemnify the Veterans Administration to the extent of any claim arising from the guaranty or insurance of the said loan indebtedness.



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 17th day of August, 1982

SIGNED, sealed and delivered in the presence of

Signatures of Paul A. Pheanis and Rosemary Pheanis, each with a (SEAL) mark.

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 agent 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 17th day of August, 1982

Notary Public for South Carolina. Signature of Notary Public and commission expiration date.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

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 17th day of August, 1982

Signature of Rosemary Pheanis and Notary Public seal.

RECORDED this AUG 18, 1982 at 10:25 A.M., No. 4042

Vertical stamp on the right edge of the page.

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