

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

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KNOW ALL MEN BY THESE PRESENTS, that Dale Turner, Individually and James Dale Turner and Sandra C. Turner D/B/A San-Del Builders

In consideration of Twenty Thousand and no/100 (\$20,000.00) Dollars, and the assumption of the mortgage set forth 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 John V. Toman and Laurie L. Toman, their 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, on the western side of Holland Road, and being known and designated as lot #21 of GILDER CREEK ESTATES, PHASE 1, as shown on a plat drawn by Freeland & Associates, Engineers and Land Surveyors, dated October 22, 1984, said plat being entitled "Gilder Creek Estates, Phase 1, Lot 21, Property of John V. Toman and Laurie L. Toman", said plat being recorded in the RMC Office for Greenville County, S.C., in Plat Book 11-C, at page 22, and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

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

This is the same property as that conveyed to James W. Skelton and Dale Turner by deed of Davis Properties, Inc., recorded in the RMC Office for Greenville County, S.C., in Deed Book 1215, at page 967, on June 29, 1984. James W. Skelton died testate on July 14, 1984 and reference is made to his estate on file in the Probate Court for Greenville County, S.C., in #84ES2300996. Peggy J. Skelton, Executrix of the Estate of James W. Skelton, transferred his interest to James Dale Turner and Sandra C. Turner D/B/A San-Del Builders by deed dated October 18, 1984, said deed to be recorded herewith.

The grantees herein jointly and severally hereby assume and covenant to perform all the terms and conditions of that note and mortgage given by James W. Skelton and Dale Turner to South Carolina Federal Savings Bank, in the original amount of \$60,325.00, said mortgage being recorded in the RMC Office for Greenville County, S.C., on June 29, 1984, in REM Book 1670, at page 73. Said note and mortgage have a current principal balance of \$42,600.00.

Grantees Address: 505 Holland Road, Simpsonville, S.C. 29681

16-790-291-1-126

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) heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantee(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) heirs or successors and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s) hand(s) and seal(s) this 14th day of November, 1984

SIGNED, sealed and delivered in the presence of:

Don L. Thompson
Carol A. Pearson

James Dale Turner (SEAL)
D/B/A SAN-DEL BUILDERS (SEAL)
Ind. & d/b/a SAN-DEL BUILDERS (SEAL)

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) act and deed, delivers 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 November, 1984

Don L. Thompson (SEAL) Carol A. Pearson

Notary Public for South Carolina

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 whatsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(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

day of 19

(SEAL)
Notary Public for South Carolina

My commission expires

RECORDED IN 19

0340

12-AM-5-2-87