

FILED GREENVILLE S.C. 2 20 PM '72 ELIZABETH RIDDLE R.M.C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, J. H. Mauldin, of Greenville County,

in consideration of One and No/100 (\$1.00)-----Dollars, and the assumption of mortgage set out 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 Edward David Pruitt, his heirs and assigns forever:

All that certain piece, parcel, or lot of land, with the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the western side of Confederate Circle, near the City of Greenville, being known and designated as Lot No. 83 of a subdivision known as Section 3, Sheffield Forest, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book III, at Page 157, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Confederate Circle, joint front corner of Lots 83 and 84, and running thence along the joint line of said lots, S. 66-36 W. 163.4 feet to an iron pin, joint rear corners of Lots Nos. 75 and 76; thence along the rear line of Lot No. 76, N. 27-10 W. 111.3 feet to a point in a branch, joint rear corner of Lots Nos. 83 and 82; thence following the meanders of said branch, a traverse line being N. 67-49 E. 166.0 feet, to a point on the western side of Confederate Circle; thence along the western side of Confederate Circle, S. 28-20 E. 115.0 feet to the beginning corner; being the same conveyed to me by K & D Enterprises, Inc. by deed dated May 22, 1968, recorded in the R. M. C. Office for Greenville County.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat (s), or on the premises.

This property is subject to a right-of-way given by J. H. Mauldin to Taylors Fire and Sewer District 175 feet in length and 40 feet wide during construction and 25 feet thereafter, recorded in the R. M. C. Office for Greenville County in Deed Vol. 862, at Page 411.

The grantee herein expressly assumes and agrees to pay the balance due on a certain note and mortgage executed by the grantor on June 6, 1968 in the original sum of \$ 19,000.00 in favor of First Federal Savings and Loan Association of Greenville, recorded in the R. M. C. Office for Greenville County in Mortgage Book 1095, at page 81, on which there is a balance due of \$

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 3rd day of November 19 71

SIGNED, sealed and delivered in the presence of:

Mary S. Martin
Patrick H. Grayson J.

J. H. Mauldin (SEAL)
J. H. Mauldin (SEAL)
(SEAL)
(SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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.

SWORN to before me this 3rd day of November 19 71

Patrick H. Grayson J. (SEAL)
Notary Public for South Carolina.

Mary S. Martin

My Commission Expires: 11/19/79

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this 3rd day of November 19 71

Patrick H. Grayson J. (SEAL)
Notary Public for South Carolina.

Mary B. Mauldin
Mary B. Mauldin

My Commission Expires: 11 19/79

276-733-2-256