

APR 12 3 00 PM '76

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

CONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that ELLIOTT P. HITES AND NORMA JEAN HITES

in consideration of ONE DOLLAR (\$1.00) AND ASSUMPTION OF MORTGAGE DESCRIBED 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

GEORGE O'SHIELDS BUILDERS, INC., ITS SUCCESSORS AND ASSIGNS FOREVER:

ALL that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, City of Mauldin, shown and designated as Lot No. 53 on a Plat of Holly Springs Subdivision, Section 2, which plat is recorded in the RMC Office for Greenville County in Plat Book 4R at page 54 and having, according to said plat, the following metes and bounds, to wit: 799-546.2-1-53

BEGINNING at an iron pin on the southeasterly side of Brook Bend Road at the joint front corner of Lots No. 53 and 52 and running thence with the edge of said Road, N. 11-14 E., 95 feet to an iron pin; thence S. 78-39 E., 152.1 feet to an iron pin at the joint rear corner of Lots No. 54 and 53; thence S. 6-09 W., 95.36 feet to an iron pin; thence N. 78-39 W., 160.2 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the grantors by Deed recorded in the RMC Office for Greenville County in Deed Book 985 at page 574.

This conveyance is subject to restrictive covenants of record, set back lines, road or passageways, easements and rights of way, if any, affecting the above described property.

The grantee herein assumes and agrees to pay the balance due on that certain mortgage held by First Federal Savings and Loan Association of Greenville, S.C. recorded in the RMC Office for Greenville County in Mortgage Book 1292 at page 404, in the original amount of \$32,700.00 and having a current balance of \$32,132.05.

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 8th day of April, 1976.

SIGNED, sealed and delivered in the presence of:
Elliott P. Hites (SEAL)
Elliott P. Hites (SEAL)
Norma Jean Hites (SEAL)
Norma Jean Hites (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(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 8th day of April, 1976
Justin C. Salinas (SEAL)
Notary Public for South Carolina
My commission expires 10/20/79.

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 8th day of April, 1976.
Justin C. Salinas (SEAL)
Notary Public for South Carolina
Norma Jean Hites
My commission expires 10/20/79.

RECORDED this day of APR 12 1976 at 3:00 P. M., No. 26138

546.2-1-53

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