

WILLIAM D. RICHARDSON, Attorney at Law, Greenville, S. C. 29609

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that MAPLE PROPERTIES, A PARTNERSHIP... under the laws of the State of South Carolina... and having a principal place of business at Greenville, State of South Carolina, in consideration of TWENTY THOUSAND & NO/100 (\$20,000.00) Dollars, AND ASSUMPTION OF TWO (2) MORTGAGES AS SET OUT BELOW... the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto SOUTHGATE INVESTORS, INC., Its Successors and Assigns, Forever:

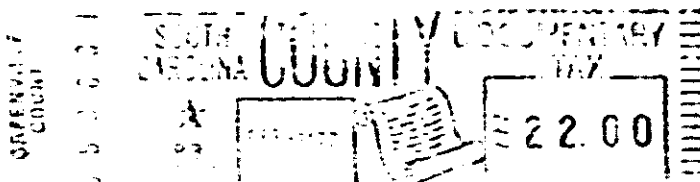
ALL those pieces, parcels or lots of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Southeastern side of Maple Court, near the Town of Simpsonville, and being shown as Lots 4 and 5 on plat entitled "Property of Doyle Peace", made by R. B. Bruce, dated September 19, 1974, and recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-X, at Page 17; reference to said plat is hereby craved for a metes and bounds description.

Being a portion of that property conveyed to Grantor by deed of Dera R. Conway, dated August 15, 1972, recorded in the RMC Office for Greenville County, S.C., on August 21, 1972, in Deed Book 952, at page 413.

This conveyance is made subject to existing easements, rights of way, reservations and restrictions of record. - 899-300-1-1.5

The Grantee hereof hereby assumes that certain Mortgage from Grantor to First Federal Savings and Loan Association in the original amount of \$35,000.00, dated May 23, 1973, covering Lot No. 5, recorded in the RMC Office for Greenville County, SC, in Mortgage Book 1278, Page 431, which has a present balance of \$ 33,518.32 .

Grantee hereof also hereby assumes that certain Mortgage from Grantor to First Federal Savings and Loan Association covering Lot No. 4, in the original amount of \$35,000.00, dated May 23, 1973, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 1278, Page 428, which has a present balance of \$ 33,518.32 .



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 does hereby bind itself and its successors 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 of any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 1st day of February 19 77

SIGNED, sealed and delivered in the presence of:

MAPLE PROPERTIES, A PARTNERSHIP (SEAL)

By [Signature] Partner

By [Signature] Ronald E. Gregory, Partner

By [Signature] Doyle R. Peace, Partner

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Partners, sign, seal and as the grantor'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 1st day of February 19 77

[Signature] Notary Public for South Carolina My Commission Expires: 8/28/78

RECORDED this 2nd day of FEB 2 1977 at 3:00 P. M. No. 20213

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