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FILED GREENVILLE CO. S. C.

VOL 1091 PAGE 742

TITLE TO REAL ESTATE—Lovey Thorton, Arnold & Thomason, 410 E. Washington St., Greenville, S. C.

STATE OF SOUTH CAROLINA JAN 3 4 14 PM '79 Grantee(s) Mailing Address: 16 Selwyn Drive Greenville, S. C.

COUNTY OF GREENVILLE DONNIE S. TANKERSLEY R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Guenter Franz and Eva Franz

in consideration of Twelve thousand fifty-four and 93/100ths--(\$12,054.93) and assumption of mortgage as set out below: Dollars, 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 G. Kelly, Jr. and Theresa C. Kelly, their heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, shown as Lot No. 28 on Plat of Timberlake, Property of Robinson and Gaffney, recorded in Plat Book BB at Page 185 and having the following courses and distances, to-wit:

Beginning at an iron pin on Selwyn Drive, joint front corner of Lots 29 and 28 and running thence with the joint line of said Lots, N 84-16 E 253.8 feet to an iron pin, joint rear corner of said Lots; thence along the rear line of Lot 28, S 2-03 W 90.85 feet to an iron pin, joint rear corner of Lots 27 and 28; thence with the joint line of said Lots, S 84-16 W 241.5 feet to an iron pin on Selwyn Drive; thence with Selwyn Drive, N 5-44 W 90 feet to the point of beginning.

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premisbs.

This is the same property conveyed to the Grantors herein by deed of Joseph G. Beard and Sadie K. Beard by deed recorded in Deed Book 1079 at Page 756 on May 24, 1978 in the RMC Office for Greenville County.

-271-277-2-225

As a part of the above-stated consideration, the Grantees hereby assume and agree to pay the balance due on that certain mortgage to First Federal Savings and Loan Association dated May 23, 1978, in the original amount of \$39,600.00 and recorded in Mortgage Book 1433 at Page 24 in the RMC Office for Greenville County. The present balance being \$39,445.07.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 2nd day of January 1979.

SIGNED, sealed and delivered in the presence of:

Cleo M. Lunsford (SEAL) Jack DeBuffetti (SEAL) Guenter Franz (SEAL) Eva Franz (SEAL)

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

PROBATE

STATE OF SOUTH CAROLINA DOCUMENTARY TAX STAMP TAX 25.00

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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 2nd day of January 1979.

Jack DeBuffetti (SEAL) Cleo M. Lunsford Notary Public for South Carolina My commission expires: June 19, 1984

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, 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

2nd day of January 1978. Jack DeBuffetti (SEAL) Notary Public for South Carolina My commission expires: June 19, 1984

Eva Franz

RECORDED this JAN 3 1979 at 4:14 P.M. 1979

SOUTH CAROLINA COUNTY DOCUMENTARY TAX 13.75

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