

Grantee's mailing address: 3116 Coventry Road, Greenville, S. C. 29615
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEC 5 3 11 PM '79
CO. S. C.
DONNIE S. BANKERSLEY
R.M.C.

BOOK 1116 PAGE 962

KNOW ALL MEN BY THESE PRESENTS, that Heritage Homes, Inc.

A Corporation chartered 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 Three Thousand Five Hundred & 00/100 -- (\$23,500.00) and assumption of mortgage set forth below ----- Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Eli M. Filip & Elaine B. Filip, their heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 10 of a subdivision known as Stratton Place, according to a plat thereof prepared by Piedmont Engineers, Architects, Planners, dated July 10, 1972, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-R, at Pages 36 and 37 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Coventry Road, joint front corner of Lots Nos. 10 and 11, and running thence with the southwestern side of said road, S. 58-30 E. 119.3 feet to an iron pin at the joint front corner of Lots Nos. 9 and 10; running thence with the joint line of said lots, S. 33-43 W. 175.0 feet to an iron pin, at the joint rear corner of Lots Nos. 9 and 10; running thence with the rear line of Lot No. 10, N. 56-08 W. 120.0 feet to an iron pin at the joint rear corner of Lots Nos. 10 and 11; running thence with the joint line of said lots, N. 33-59 E. 169.9 feet to the point of beginning. -11-201-543.10-1-10

This being the same property conveyed to the grantor herein by deed of Blanche Eugenia Hudson, recorded in the R.M.C. Office for Greenville County on April 20, 1978 in Deed Book 1077, at Page 467.

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.

The grantees herein expressly assume and agree to pay the balance due on a certain note and mortgage executed by Heritage Homes, Inc. on the 10th day of October, 1979, in the original sum of \$83,200.00, in favor of First Federal Savings and Loan Association of Greenville, recorded in the RMC Office for Greenville County in Mortgage Book 1483, at Page 955, on which there is a balance due of \$83,200.00, as of this date.

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 or 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 5th day of December 19 79

SIGNED, sealed and delivered in the presence of:

Alfred W. Grayson
Alfred O. Monk

HERITAGE HOMES, INC.

(SEAL)

A Corporation
By:

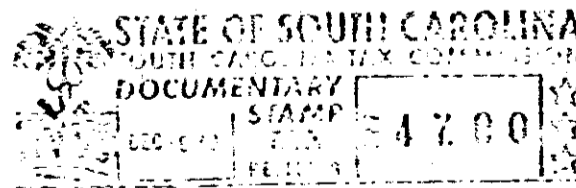
President

Secre

L. Gerald Rye

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE



Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, 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 5th day of December 19 79

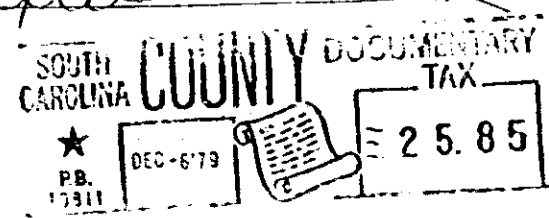
Notary Public for South Carolina.
MY COMMISSION EXPIRES: 10-15-89

RECORDED this 6th day of Dec. 1979 at 3:11 P/M at

Alfred W. Grayson (SEAL)

Alfred O. Monk

GREENVILLE COUNTY



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