

1209-455

Grantee address: 208 Sunset Drive, Greenville, SC, 29605

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that John Gates Huffman

in consideration of Twenty-two Thousand One Hundred Eighty-two and 05/100 (\$22,182.05) Dollars, and assumption of mortgage the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Wade Keever Shepherd, his 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, being known and designated as Lot No. 45 on a plat of KNOLLWOOD recorded in the RMC Office for Greenville County in Plat Book EE at Page 35 and having, according to a more recent survey made by R. W. Dalton dated June, 1955, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Sunset Drive at the joint front corner of Lots 45 and 46 and running thence S. 62-58 E. 166.3 feet to an iron pin; thence S. 24-13 W. 88.1 feet to an iron pin; thence N. 62-58 W. 170.6 feet to an iron pin on Sunset Drive; thence along said Drive, N. 27-02 E. 88 feet to the beginning corner.

Subject to any and all restrictions, easements, covenants, and rights-of-way, if any, affecting said property. - 14-500-222.1-6-40

This being the same property conveyed to John Gates Huffman and Sylvia H. Huffman by deed of Mary Elizabeth Donati (Mary Beth Donati) dated June 1, 1982, recorded in Deed Book 1167 at Page 922. Sylvia H. Huffman conveyed her interest in said property to the grantor in Deed Book 1182 at Page 656.

The grantee herein assumes and agrees to pay that certain mortgage given to Bankers Mortgage Company recorded in Mortgage Book 1604 at Page 524 in the original amount of \$60,000.00 and having an unpaid principal balance of \$59,817.95. Grantor agrees to transfer escrow account to grantee.

RECEIVED BY THE CLERK OF THE COUNTY OF GREENVILLE SOUTH CAROLINA MARCH 29 1984

GREENVILLE COUNTY 10472 SOUTH CAROLINA COUNTY DOCUMENTARY TAX 24.75

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) doest 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 16 day of March, 1984

SIGNED, sealed and delivered in the presence of John Gates Huffman (SEAL) Wade Keever Shepherd (SEAL) Patricia J. Kohn (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 16 day of March 1984 W. C. Self (SEAL) Patricia J. Kohn (SEAL) Notary Public for South Carolina My commission expires 10-2-91

STATE OF SOUTH CAROLINA COUNTY OF

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 29 day of March 1984 Sylvia H. Huffman (SEAL) Notary Public for South Carolina My commission expires 2/25/86

RECORDED this day of MAR 30 1984 at 11:31 A.M. No 39266