

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that David A. Wells and Joy S. Wells

in consideration of Four Thousand Six Hundred Seventy One and 29/100 (\$4,671.29) --- Dollars
and assumption of mortgage indebtedness, recited hereinbelow
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto

Joseph A. Wells, his heirs and assigns, forever:

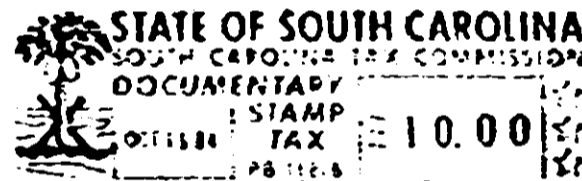
ALL that piece, parcel or lot of land, with all buildings and improvements, situate, lying and being on the eastern side of Carolina Avenue, in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 7, BLOCK J, SECTION V., on a plat of EAST HIGHLAND ESTATES, made by Dalton & Neves, Engineers, dated February, 1941, recorded in the RMC Office for Greenville County, South Carolina in Plat Book K, pages 79 and 80, reference to which is hereby craved for the metes and bounds thereof, said lot being 70 feet wide and 175 feet deep.

The above described property is the same conveyed to the Grantors by deed of R. Douglas Neal, Jr., recorded on March 29, 1983, in the RMC Office for Greenville County, S. C. in Deed Book 1185, page 149, and is hereby conveyed subject to all rights of way, easements, conditions, public roadways, and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

As a part of the consideration for this deed, the Grantee assumes and agrees to pay in full the indebtedness due on a note and mortgage given by David A. Wells and Joy S. Wells to Alliance Mortgage Company, in the original sum of \$39,500.00, recorded in Mortgage Book 1612, page 49 on June 17, 1983, and which has an approximate balance due in the sum of \$39,328.71.

-15-500-264-9-7

As a further part of the consideration for this deed, the Grantors hereby assign, transfer and set over unto the Grantee all their right, title and interest in and to any escrow funds maintained by the mortgagee in connection with the above mortgage loan.



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 grantee(s) and the grantee(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 assigns against the grantor(s) and the grantor(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 9th day of October 1984

Signature lines for David A. Wells and Joy S. Wells, each with a (SEAL) mark.

STATE OF SOUTH CAROLINA PROBATE
COUNTY OF GREENVILLE

Personally appeared the undersigned witness and made oath that 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 he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 9th day of October 1984

Signature line for Notary Public for South Carolina, My commission expires: 9/6/93

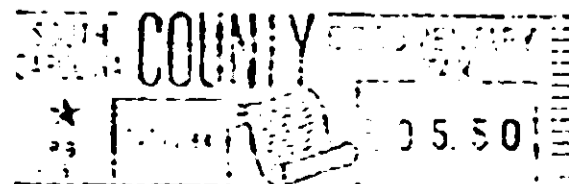
STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER - Not Necessary, Dower declared unconstitutional May 22, 1984
COUNTY OF GREENVILLE

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 whatsoever, renounce, release and forever relinquish unto the grantor(s) and the grantor(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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of 19 (SEAL)

Notary Public for South Carolina My commission expires: OCT 10 1984
RECORDED at 10:15 A/M



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