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TITLE TO REAL ESTATE - Prepared by JAMES H. VAUGHN, JR., ATTORNEY AT LAW, 114 MANLY STREET, GREENVILLE, SOUTH CAROLINA

R.M.C.

State of South Carolina

Know All Men by These Presents:

COUNTY OF GREENVILLE

That Jim Vaughn Enterprises, Inc.

in consideration of the sum of Eight Thousand Seven Hundred Ten and 35/100 (\$8,710.35) in the State aforesaid, and assumption of mortgage, ----- DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee(s) KENNETH R. ANDERSON AND BARBARA K. ANDERSON, THEIR HEIRS AND ASSIGNS, FOREVER: All that piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the southerly side of Sherborne Drive, being shown as Lot No. 487, on plat entitled "Addition to Section III, Del Norte Estates", recorded in Plat Book "4 R", at Page 16 in the RMC Office for Greenville County, S. C., and having, according to said plat, the following metes and bounds, to wit: BEGINNING at an iron pin on the southerly side of Sherborne Drive at the joint front corner of Lots Nos. 487 and 486 and running thence with the common line of said lots, S. 28-33 W. 135 feet to an iron pin, the joint rear corner of said lots; thence along the rear line of Lot No. 487, S. 61-27 E. 95 feet to an iron pin, the joint rear corner of Lots Nos. 487 and 488; thence along the common line of said lots, N. 28-33 E. 135 feet to an iron pin on the southerly front corner of said lots; thence along the southerly side of Sherborne Drive N. 61-27 W. 95 feet to an iron pin, the point of BEGINNING. DERIVATION: Deed Book 973, at Page 419.

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-of-way of record or on the ground, along with tap fees, set back lines, and zoning regulations. As a part of the consideration, grantees assume and agree to pay the balance due on that certain mortgage from grantor to Carolina Federal Savings and Loan Association of Greenville, said mortgage being in the original amount of \$27,300.00, dated 27 April 1973, recorded 30 April 1973, RMC Office for Greenville County, S. C., in Mortgage Book 1274, at Page 67, upon which there is a present balance due of \$27,239.65.

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TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and the Grantee(s)' Heirs or Successors and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Successors and Assigns to warrant and defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee(s)' Heirs, or Successors and Assigns against the grantor(s) and the grantor's(s) 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 17th day of December, 1973

JIM VAUGHN ENTERPRISES, INC. (S)

Handwritten signature of James H. Vaughn, Jr.

BY: James H. Vaughn, Jr. (Seal) President



Greenville County Stamps Paid \$ Act No. 550 Sec. 1

State of South Carolina

COUNTY OF GREENVILLE

by its duly authorized officer Personally appeared before me 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 17th day of December, A. D., 1973

Handwritten signature of Notary Public for South Carolina

Handwritten signature of Barbara K. Anderson



State of South Carolina

COUNTY OF GREENVILLE

"GRANTOR-CORPORATION" 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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of A. D., 1973

Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. 9 U. S. 9

Recorded this 17th day of December, 1973



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