

TITLE TO REAL ESTATE—Offices of Earle, Bozeman & Grayson, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

JUN 21 4 14 PM '74

DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, James M. Clardy, of Greenville County

In consideration of Fourteen Hundred Five and 13/100 (\$1405.13) Dollars,
and assumption of mortgage set out below
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto American Development Company, a Partnership, its successors and assigns forever:

All that certain piece, parcel, or unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 42, of The Highlands Horizontal Property Regime as is more fully described in Master Deed dated August 25, 1972, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 953 at Pages 113-182, and survey and plot plans recorded in Plat Book 4 S at Pages 20, 21 and 22, as amended by First Amendment to Master Deed dated March 5, 1974, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 996 at Pages 45-99, inclusive, said new survey and plot plans being recorded in the R. M. C. Office for Greenville County in Plat Book 5 F at Pages 18-20.

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat(s), or on the premises, and is further subject to the terms of the aforesaid Master Deed, and amendment.

As a part of the consideration for this conveyance, the grantee expressly assumes and agrees to pay the balance due on that certain note and mortgage, in the original sum of \$21,250.00 executed by the grantor to First Federal Savings and Loan Association of Greenville and recorded in the R. M. C. Office for Greenville County in Mortgage Book 1285 at Page 557, the balance due thereon being the sum of \$20,994.87 as of this date.

-159-WG 2.6-1-92

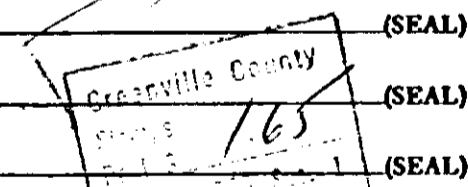
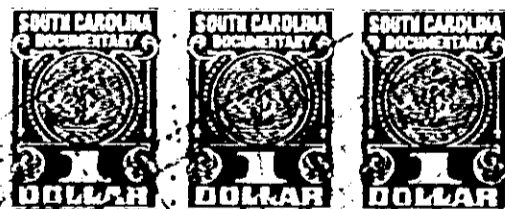
together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 21st day of June 1974

SIGNED, sealed and delivered in the presence of:

James M. Clardy
Carolyn G. Gbotta

James M. Clardy (SEAL)
James M. Clardy



STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 21st day of June 1974

James P. Gbotta (SEAL)
Notary Public for South Carolina.
MY COMMISSION EXPIRES: 7-15-80

Carolyn G. Gbotta

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

Grantor Not Married

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)' 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 21st day of June 1974

(SEAL)
Notary Public for South Carolina.
MY COMMISSION EXPIRES:
RECORDED this day of JUN 21 1974 10 at M., No. 32731

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