

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS

FILED GREENVILLE CO. S. C. JUN 10 2 11 P.M.

1037 770

DONALD D. LAUNIUS

DOWN/ST. TANKERSLEY R.M.C.

in consideration of Nine Thousand Nine Hundred Twenty and 82/100 - - - - - Dollars, and assumption of mortgage described 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 DAVID M. GARRETT AND VIRGINIA L. GARRETT, their heirs and assigns,

All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the Town of Greer, Greenville County, State of South Carolina, being known and designated as Lot 1 on Plat of Property of David M. Garrett and Virginia L. Garrett which plat is recorded in the RMC Office for Greenville County, in Plat Book 5-U, page 2, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Westerly side of American Legion Road at corner of Lot No.2; and running thence N. 72-53 W. 150 feet to a point; thence N. 82-53 W. 185 feet to a point on Frohawk Creek; thence with the center of the creek as the line N. 29-13 W. 55.70 feet to a point; thence N. 43-21 W. 145.4 feet to an iron pin; thence S. 72-17 E. 510.71 feet to an iron pin on American Legion Road; thence along American Legion Road S. 14-19 W. 80 feet to an iron pin, the point of beginning.

This conveyance is made subject to any restrictions, right-of-way, or easements that may appear of record on the recorded plat(s) or on the premises.

As a part of the consideration hereof, the grantees agree to assume and pay, according to its terms, that certain note and mortgage given to Bankers Trust of South Carolina, on which there is a balance due of \$19,729.18, said mortgage being recorded in Mortgages Volume 1298, page 287.

This conveyance includes all of that triangular strip along Frohawk Creek behind Lots 2 and 3 as shown on the Auditor's Book as G18-2-8.1 and 8.3 It is the intention to include all of the remaining land conveyed by deed recorded in Deeds Volume 926, page 583. See deed recorded in Deeds Volume 991, page 134.

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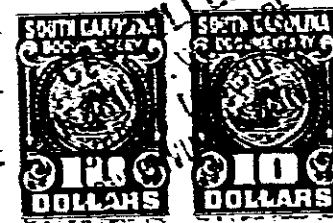
together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the 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 4th day of June, 1976

SIGNED, sealed and delivered in the presence of:

Margorie W. Hill
Edward R. Harner

Greenville County Stamps Paid \$ 11.00 Act No. 320 Sec. 1



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 4th day of June, 1976.

Edward R. Harner (SEAL)
Notary Public for South Carolina.

Margorie W. Hill

My commission expires 9-3-79

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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 4th day of June, 1976

Edward R. Harner (SEAL)
Notary Public for South Carolina.

Donald D. Launius

My commission expires 9-3-79

RECORDED this JUN 10 1976 at 2:11 P. M., No. 32186

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