

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Jay W. McGirt and Denise H. McGirt

In consideration of Four Thousand Five Hundred and no/100 (\$4,500.00)----- Dollars, and assumption of mortgage to Fidelity Federal Savings & Loan Association* the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Dennis C. Gilchrist and Elizabeth M. Gilchrist, their heirs and assigns, forever:

All that piece, parcel or lot of land situate, lying and being in Greenville Township, Greenville County, South Carolina, being known and designated as Lot No. 51 Sunset Hills, plat of which was prepared by R. E. Dalton dated December, 1945, and recorded in the RMC Office for Greenville County in Plat Book P at Page 19 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeastern side of Seminole Drive at the joint front corner of Lots 50 and 51 which iron pin is 75 feet in a southeasterly direction from the intersection of Seminole Drive and Waccamaw Avenue and running thence with the joint line of said lots N 48-50 E 175 feet to an iron pin; thence S 41-10 E 75 feet to an iron pin at the joint rear corner of Lots 51 and 52 and running thence with the joint line of said lots S 48-50 W 175 feet to an iron pin on the northeastern side of Seminole Drive and running thence with the said side of Seminole Drive N 41-10 W 75 feet to an iron pin, the point of beginning.

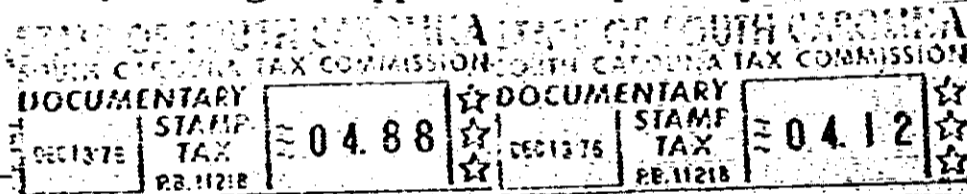
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This is the same property conveyed to the grantors herein by deed of Shirley S. Frampton recorded October 26, 1976 in Deed Book 1045 at Page 158.

As part of the consideration for the purchase of this lot, Grantees assume and agree to pay that certain real estate mortgage to Fidelity Federal Savings & Loan Association dated October 26, 1976 and recorded in Volume 1381 of Real Estate Mortgages at Page 391, having an approximate principal balance of \$31,500.00.

Grantees' Address:

105 Seminole Drive
Greenville, S. C. 29605



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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, 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 13th day of December 19 76 .

SIGNED, sealed and delivered in the presence of:

Jay W. McGirt (SEAL)
Denise H. McGirt (SEAL)
Denise H. McGirt (SEAL)
Denise H. McGirt (SEAL)

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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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 13th day of December 19 76 .

Paul B. Stewart (SEAL)
Denise R. Lewis

Notary Public for South Carolina
My commission expires: 4/2/77

STATE OF SOUTH CAROLINA }
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RENUNCIATION OF DOWER

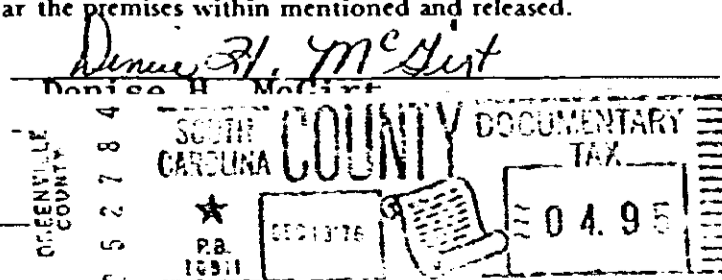
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and 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, 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 13th day of December 19 76 .

Paul B. Stewart (SEAL)

Notary Public for South Carolina
My commission expires: 4/2/77

RECORDED this DEC 13 1976 day of 15921
At 3:17 P.M.



4328 RV-23