

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GRANTED BY DEED
545 DEED BOOK 1040 GREENVILLE
GREENVILLE, S.C., 29601

KNOWN ALL MEN BY THESE PRESENTS, that we, C. Barry Denham and Anne H. Denham

in consideration of --Four Thousand Four Hundred Eighty-four and 98/100ths----- Dollars,
(\$4,484.98) and assumption of mortgage

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

Margaret B. Pearson, her heirs and assigns, forever.

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, situated on the southwestern side of Mimosa Drive (formerly New Mill Road) in the City of Greer, Chick Springs Township and being known and designated as all of LOTS 91 and 93 of the W.H. Brockman Estate according to a survey of record in the office of the RMC for Greenville County in Plat Book H at Page 132. Reference to said plat is hereby craved for a more particular description thereof, less roadways and subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions and protective covenants that may appear of record, on the recorded plat or on the premises, and being the same property conveyed to C. Barry Denham and Anne H. Denham by a deed of Edward J. Bischoffberger and Kathleen J. Bischoffberger dated July 30, 1976, and recorded on July 30, 1976, in said R.M.C. Office in Deed Book 1040 at Page 451.

This property is conveyed subject to any easements or rights-of-way affecting same and to such precise findings as would be indicated by a current and accurate recent survey of the subject premises. - 215-64-4-5

As a part of the consideration for this conveyance, the Grantors herein do hereby assign and set over unto the Grantee the full balance in their escrow account for taxes and insurance and mortgage insurance premiums as presently held by Fidelity Federal Savings and Loan Association.

Also, as a part of the consideration of this conveyance, the Grantee herein assumes and agrees to pay the balance due on that certain mortgage held by Fidelity Federal Savings and Loan Association in the original amount of \$30,800.00, recorded in Mortgage Book 1374 at Page 35 and having a current balance of \$30,515.02.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging, together with 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 20th day of December 1977

SIGNED, sealed and delivered in the presence of:

Robert D. Howell
Robin D. Smith

C. Barry Denham (SEAL)
C. Barry Denham (SEAL)

Anne H. Denham (SEAL)
Anne H. Denham (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 20th day of December 1977

W. Allen Reed (SEAL)
Notary Public for South Carolina 11/23/80
My commission expires:

Robert D. Howell

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 20th day of December 1977
W. Allen Reed (SEAL)
Notary Public for South Carolina 11/23/80
My commission expires:

Anne H. Denham
Anne H. Denham

RECORDED this _____ day of DEC 27 1977
At 11:56 A.M. 1977

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