

Grantee: Unit 13, Harbor Town, Greenville, S.C. 29611  
Prepared by WYCHE, BURGESS, FLETCHER & FAHMI, P.A. ATTORNEYS AT LAW, GREENVILLE, S.C. 29611

1082 713

State of South Carolina TITLE TO REAL ESTATE

GREENVILLE COUNTY Know All Men by These Presents:

The Harbor Town Limited Partnership, a S.C. Limited Partnership, hereafter referred to as Grantor, in consideration of the sum of One Thousand Sixty and 28/100ths (\$1,060.28) and assumption of mortgage listed below for \$19,885.92 DOLLARS, paid to Grantor by James J. Lynn hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee his heirs and assigns forever:

ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina, on the northern side of Stanley Drive, near the City of Greenville, being shown as Unit 13 on plat of Harbor Town, recorded in the R.M.C. Office for Greenville County in Plat Book 5P, at Pages 13 and 14 and being more particularly described as follows:

BEGINNING at a point at the joint corner of Units 13 and 14 and thence running S. 38-50 W. 16.3 feet; thence turning and running N. 51-10 W. 68.3 feet; thence turning and running N. 38-50 E. 16.3 feet; thence turning and running S. 51-10 E. 68.3 feet to the point of beginning.

This is a part of the property conveyed to grantor by Robert O. Pfefferkorn by deed dated August 19, 1977, and recorded August 19, 1977 in the R.M.C. Office for Greenville County in Deed Book 1063 at Page 104.

The foregoing conveyance is subject to the terms of that Declaration of Covenants, Conditions, and Restrictions, executed by Harbor Town Limited Partnership on January 26, 1976, and recorded in the R.M.C. Office for Greenville County, South Carolina, on February 6, 1976, in Deed Book 1031 at Page 271.

This conveyance is made subject to that certain mortgage granted to Mid-South Mortgage Company, Inc., dated July 30, 1976, recorded in the Office of the R.M.C. for Greenville County, South Carolina, in Mortgage Book 1374 at Page 134; said mortgage having been subsequently assigned to Walt Whitman Federal Savings & Loan Association by Assignment dated July 30, 1976, and recorded July 30, 1976, in Mortgage Book 1374 at Page 138. Said mortgage having a principal balance of \$19,885.92. Grantee hereby assumes and agrees to pay the note secured by said mortgage.

- 325-824-1-13

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 and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 14 day of June

19 78 By its sole general partner;  
U. S. Spelter Corporation  
BY: [Signature] (Seal)

Signed, Sealed and Delivered in the Presence of

Dannelle C. Brown  
[Signature]

ATTIES

RECORDED  
DOCUMENTS  
FEE \$ 3.00

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY

I personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

14 day of June 19 78  
[Signature]

Dannelle C. Brown  
[Signature]

Notary Public for South Carolina

My Commission expires May 18, 1986

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. [Name] wife of the within named Grantor did this day appear before me, and 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 Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

day of 19

Notary Public for South Carolina

My Commission expires 19

Recorded this JUL 7 1978 day of

SOUTH CAROLINA COUNTY  
RECORDED  
FEE \$ 3.00

B 2.4 at 5:00 PM.

3070

4328 RV.2