

GREENVILLE CO. S.C.

Vol 1083 Page 631

HORTON, DRANDY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.A. 307 PETTIGRU STREET, GREENVILLE, S.C. 29603

Mr. and Mrs. Thomas J. Trantham, Jr.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } Pelzer, South Carolina 29669

KNOW ALL MEN BY THESE PRESENTS, that Roland J. Lupu and Joyce S. Lupu -----

in consideration of Thirty Thousand Nine Hundred Eighty-four and 02/100 (\$30,984.02) ----- Dollars
and assumption of the mortgaged indebtednesses set forth 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 Thomas J. Trantham, Jr. & Brenda M. Trantham, their heirs and assigns forever:

ALL that piece, parcel or tract of land, with improvements thereon, situate, lying and being on Fork Shoals Road in the County of Greenville, State of South Carolina and known and designated as a 53.75 acre tract on plat of property of T. M. Garrett and Joe A. Garrett by Dalton & Neves dated December, 1938 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at a point in the center of Fork Shoals Road at the corner of a 31.25 acre tract and running thence with said tract S. 16-35 E., 2,163.4 feet to an iron pin on the line of property now or formerly of Charles King; thence S. 65-15 E., 528.6 feet to an iron pin; thence N. 12-40 E., 1,314 feet to an iron pin; thence N. 20-30 W., 372.5 feet to an iron pin; thence N. 71-30 E., 158.4 feet to an iron pin; thence N. 25-30 W., 1,325 feet to an iron pin on the southern side of Fork Shoals Road; thence N. 11-20 W., 25 feet to a point in the center of said road; thence with said road S. 46-30 W., 355 feet to a point; thence still with said road S. 57-50 W., 688 feet to the point of beginning.

This is the same property conveyed to the Grantors herein by deed of Wilbur Mahon and Annie Cathern Mahon recorded in the R.M.C. Office for Greenville County in Deed Book 805 at Page 235 on the 1st day of September, 1966.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property.

The grantees assume and agree to pay Greenville County property taxes for the year 1978 and all subsequent years.

- 110-597.2-1-23

As part of the consideration of this deed, the Grantees agree to assume and pay in full the indebtednesses due on the notes and mortgages covering the above described above as follow: Real Estate Mortgage to the Federal Land Bank Association of Columbia recorded July 24, 1974 in REM Book 1317 at Page 507 having a present balance of \$45,977.82; Real Estate Mortgage to the United States of America recorded May 14, 1976 in REM Book 1367 at Page 563 having a present balance of \$44,336.74; Real Estate Mortgage to the United States of America recorded May 16, 1977 in REM Book 1397 at Page 716 having a present balance of \$5,701.42.

C 4

RECORDED
INDEXED
STATE
TAX
62.00

GREENVILLE COUNTY

DOCUMENTARY TAX
34.10

0

TV 157

597 2-1-83

0690

4328 RV-2