

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Gene Hunter and Phillip Rogers

in consideration of Twenty-three Thousand Six Hundred Fifty-nine and 57/100 Dollars, (\$23,659.57) & assumption of mortgage indebtedness recited hereinbelow, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Marie Walczak, her heirs and assigns, forever:

ALL that piece, parcel or lot of land situate in the County of Greenville, State of South Carolina, on the northeastern side of Henderson Circle and being known and designated as a portion of Lot #14 on Plat of Subdivision of Addie W. Long Property prepared by Madison E. Woodward, dated December 18, 1963, recorded in the RMC Office for Greenville County in Plat Book FFF, at Page 25 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northeastern side of Henderson Circle located N. 39-30 W. 270 feet from the northwestern corner of the intersection of Henderson Circle and Longview Terrace, which point is also 70 feet from the joint front corner of Lots 12 and 14 and running thence along the northeastern side of Henderson Circle N. 39-30 W. 110 feet to an iron pin at the southwestern corner of Lot 14; thence along the northwestern side of Lot 14 N. 47-E. 312 feet to an iron pin; thence S. 43 E. 110 feet to a point in the rear line of Lot 14; thence through Lot 14 S. 47 W. approximately 315 feet, more or less, to the point of beginning.

ALSO an easement for a water line to serve this property which water line is now in place. Said easement being for the purpose of maintaining said water line to serve the above lot. The easement is five feet in width and runs for a distance of approximately 270 feet beginning on the northwestern side of Longview Terrace, the center of which is N. 49-21 E. 94 feet from Henderson Circle and runs then approximately N. 39-30 W. 270 feet to the southeastern side line of the above described lot.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

This is the same property conveyed to the grantors herein by deed of Addie W. Long, dated August 31, 1977, and recorded in the RMC Office for Greenville County in Deed Book 1063, at Page 936 on September 1, 1977.

The grantee herein assumes and agrees to pay the balance due on that certain mortgage given by Gene Hunter and Phillip Rogers to Fidelity Federal Savings & Loan Association, in the original principal sum of \$32,000.00 dated August 31, 1977 (SEE REVERSE SIDE HEREOF)

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 (and the grantee's) heirs or successors and assigns forever. And the grantors do hereby bind the grantee and the grantee's heirs or successors, executors and administrators to warrant and defend all and singular said premises unto the grantee and the grantee's heirs or successors and against every person who may lawfully claim or to claim the same or any part thereof.

WITNESS the grantee's (and heirs) and seals this 4th day of August 1978

SIGNED, sealed and delivered in the presence of

Virginia B. McShine (SEAL)
Gene Hunter (SEAL)
Phillip Rogers (SEAL)
Gene Hunter (SEAL)
Phillip Rogers (SEAL)

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PROBATE

Personally appeared the undersigned witness and male such that she saw the within named grantor sign, seal and as the grantor's (and heirs) and delivered the within instrument and that she, with the other witness subscribed above, approved the execution thereof.

SWORN to before me this 4th day of August 1978

Gene Hunter (SEAL) Virginia B. McShine
Notary Public for South Carolina
My commission expires 8/12/80

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 within named witnesses 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, duress or fraud of any person, substance or thing, renounce and release all her interest and estate in and to the within named premises, and that she has no interest or estate in and to the same.

4th day of August 1978
Gene Hunter (SEAL)
Notary Public for South Carolina
My commission expires 8/12/80

RECORDED IN _____

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