

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that WE, ROBERT L. PENCE and SUSAN R. PENCE,

in consideration of Twenty-Seven Thousand Two Hundred Twenty-Three and 05/100ths (\$27,223.05) Dollars, and assumption of mortgage as set out below. Assumption balance: \$14,076.95 the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto G. FRANK HUFFMAN, III, his heirs and assigns forever;

ALL that piece, parcel or lot of land, with buildings and improvements thereon, situate, lying and being near the city of Greenville, Courty of Greenville, State of South Carolina, being known and designated as Lot No. 131, Section III, Lake Forest Subdivision, as per plat thereof, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book GG, at Page 77, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwesterly side of Hermitage Road, joint front corner of Lots 131 and 132 and running thence S. 45-07 W. 200 feet to an iron pin, the joint rear corner of Lots 131 and 132; thence N. 44-53 W. 112 feet to an iron pin, joint rear corner of Lots 130 and 131; thence N. 45-07 E. 200 feet to an iron pin on the southwesterly side of Hermitage Road, joint front corner of Lots 130 and 131; thence along the southwesterly side of Hermitage Road, S. 44-53 E. 112 feet to an iron pin, the point of beginning.

This property is conveyed subject to all restrictions, easements, and zoning ordinances of record or on the ground affecting said property. DERIVATION: This being the same property conveyed unto Robert L. and Susan R. Pence by deed of Delwin James Reisinger and Lillian G. Reisinger dated 7-4-73, recorded 8-6-73, in Deed Book 981, Page 87, in the RMC Office for Greenville County.

Grantees herein jointly and severally hereby assume and covenant to perform all the terms and conditions of the obligations set forth in that certain promissory note executed by Delwin James Reisinger and Lillian G. Reisinger and delivered to Cameron-Brown Company in the amount of \$20,500.00 Dollars Dated July 11, 1963, and that certain mortgage, securing said promissory note, of even date therewith, upon the property conveyed in the deed, which mortgage is recorded in Book 978, Page 101, in the Greenville County Register of Deeds Office, including, but not limited to, the obligation to repay the debt, and grantees agree to be personally bound for such performance notwithstanding any failure of grantors herein to perform on warranties or covenants of title running from Grantors 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 or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors 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 11th day of August 1978

SIGNED, sealed and delivered in the presence of

Harry J. Huffman
Richard Allison Gantt

Robert L. Pence (SEAL)
ROBERT L. PENCE

Susan R. Pence (SEAL)
SUSAN R. PENCE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

SWORN to before me this 11th day of August 1978
Richard Allison Gantt (SEAL)
Notary Public for South Carolina

Harry J. Huffman

My commission expires 9-24-82

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 11th day of August 1978
Richard Allison Gantt (SEAL)
Notary Public for South Carolina

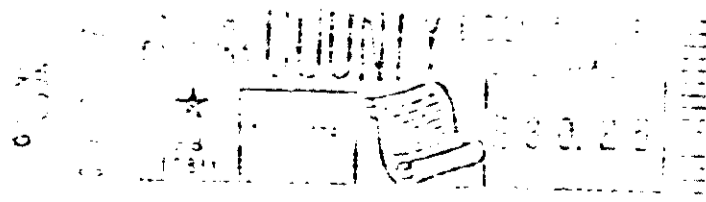
Susan R. Pence
SUSAN R. PENCE

My commission expires 9-24-82

RECORDED this AUG 11 1978 day of

at 3:47 PM.

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