FILED

John E. Walton---400 Memorial Dr., Ext., Greer, S. C. 29651

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

VOL 1093 PAGE 270

KNOWN ALL MEN BY THESE PRESENTS, that We, Joseph C. Counts

in consideration of ---Seven Thousand Five Hundred Eighty-One and 25/100--- ($7,581.25) Dollars,

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

John E. Walton and his heirs and assigns forever;

ALL that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being on the eastern side of Westview Avenue and being shown and designated as Lot 12 on a plat of Parkvale, Section B. Block 1, recorded in the R.M.C. Office for Greenville County in Plat Book K, page 53, and also begin shown and designated as Lot 12 on a revised plat of property of Joseph C..Counts, recorded in the R.M.C. Office for Greenville County in Plat Book 6-A, page 59, and having according to said revised plat, the following metes and bounds, to-wit: — 519 - 180 - 4 - 14
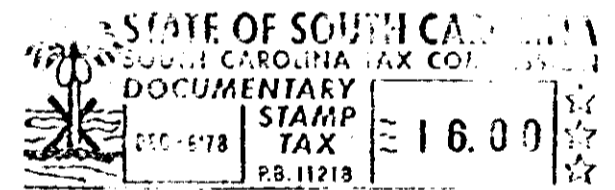
BEGINNING at an iron pin on the eastern side of Westview Avenue at the joint front corner of Lots 11 and 12 and running thence along the common line of said Lots S. 89-44 E. 175.2 feet to an iron pin at the joint rear corner of Lots 11, 12, 3 and 4; thence running along the common rear line of Lots 3 and 12 S. 4-38 W. 68.5 feet to an iron pin on the side line of an unnumbered lot; thence running N. 86-58 W. 20.1 feet to an iron pin on the rear line of Lot 13; thence running S. 87-00 W. 155 feet to an iron pin on the eastern side of Westview Avenue, the joint front corner of Lots 12 and 13; thence running with the eastern side of Westview Avenue N. 4-00 E. 75 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances easements and rights-of-way appearing on the property and/or of record.

This being the same property conveyed to grantor recorded in Deed Book 1051 page 635 in the R.M.C. Office for Greenville County on February 25, 1977 by deed of United Builders, Inc.

AS PART OF THE CONSIDERATION HEREOF, Grantee assumes and agrees to pay that outstanding mortgage executed to South Carolina National Bank recorded in RMC Office for Greenville County on 2-25-77 in Mortgage Book 1390 at page 153 with a balance due of $30,418.75.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COL
DOCUMENTARY STAMP TAX 16.00
P.B. 11218

GREENVILLE COUNTY

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ P.B. 10911 08.80

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, 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 5 day of December 19 78

SIGNED, sealed and delivered in the presence of:

_____ Joseph C. Counts _____ (SEAL)

Billy Matthe _____ (SEAL)

_____ _____ (SEAL)

_____ _____ (SEAL)

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

SWORN to before me this 5 day of December 19 78

_____ (SEAL)

Notary Public for South Carolina
My commission expires: 9-23-79

_____

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, 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 5 day of December 1978

_____ (SEAL)

Notary Public for South Carolina
My commission expires: 9-23-79

Lillie J. Counts

RECORDED this _____ day of DEC 6 1978 19 ___, at 1:31 P. M., No 72293