

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONNIE S. BANKERSLEY
R.M.C.

GRANTEE'S ADDRESS:
105 Dorian Drive
Simpsonville, S. C. 29681

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KNOW ALL MEN BY THESE PRESENTS, that JAMES LEARY BUILDERS, INC.

in consideration of Ten thousand (\$10,000.00) and assumption of mortgage, as set out below 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 L. STUART BANKS and DONNA L. BANKS, their heirs and assigns:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Town of Simpsonville, shown and designated as Lot No. 95, Brentwood, Section III, as recorded in Plat Book 5D, Page 42 in the RMC Office for Greenville County and a more recent plat of "Foundation Survey, Lot No. 95, Brentwood, Section III" prepared by Richard D. Wooten, Jr., RLS, dated July 7, 1979 and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Dorian Drive, joint front corner of lots 95 and 96 and running thence N. 68-41 E., 155.30 feet to an iron pin; thence turning and running along the rear line of Lot No. 95 S. 23-42 E., 105.34 feet to an iron pin; thence turning and running along the common line of Lots 94 and 95 S. 67-02 W., 150.0 feet to an iron pin on Dorian Drive; thence with said Dorian Drive N. 26-24 W., 110.0 feet to an iron pin, the point of beginning.

This is the same property conveyed to the above named grantor by deed of Rackley, Builder-Developer, Inc. recorded in the RMC Office for Greenville County in Deed Book 1111 at Page 69 on September 10, 1979.

This conveyance is made subject to any restrictions, reservations, zoning ordinances, or easements that may appear of record, on the recorded plat(s), or on the premises.

As a part of the consideration herein, the Grantees assume and agree to pay that certain mortgage in favor of First Federal Savings and Loan Association in the original amount of \$40,000.00, recorded September 10, 1979, in REM Book 1480, at Page 103, and having a present balance of \$40,000.00.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX
20.00

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
NOV-8-79
11.00

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 8th day of November, 1979

JAMES LEARY BUILDERS, INC.

SIGNED, sealed and delivered in the presence of:

W. Cecil Duff
Ruth Drake

James Leary Builders, Inc. (SEAL)
Blenda A. Leary SEC. (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE GRANTOR A CORPORATION

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 8th day of November 19 79

W. Cecil Duff (SEAL)
Notary Public for South Carolina.

Ruth Drake
(SEAL)

My commission expires 9/29/81

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 19 day of November 19 79

(SEAL)
Notary Public for South Carolina.

My commission expires

RECORDED NOV 8 1979
RECORDED this 8 day of 19 at 2:35 P.M., No. 15759

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NO 879
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4.0001

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