

State of South Carolina GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That John and Caroline Salsbury Twenty Three Thousand Five Hundred Six and 94/100 plus hereafter referred to as Grantor, in consideration of the sum of assumption of mortgage as set forth herein below DOLLARS, paid to Grantor by Bruce John and Kathleen May McCandless hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee S, their heirs and assigns forever:

ALL that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the county of Greenville, State of South Carolina, being known and designated as part of Lots 236, 404 and 403, and all of Lot 237 on plat of Colonia Co., said plat being recorded in the RMC Office for Greenville County, South Carolina in Plat Book J at Page 4, and having, according to a more recent plat of the property of Gerald W. Meeks and Valorie B. Meeks, recorded in the RMC Office for Greenville County, S. C., in Plat Book 5-G at Page 99, the following metes and bounds,

BEGINNING at an iron pin on the westerly side of North Franklin Road, joint front corner of Lots 236 and 237, and running thence N. 57-02 W. 150 feet to an iron pin; thence through Lot 236 S. 32-58 W. 65 feet to an iron pin; thence N. 57-02 W. 252 feet to an iron pin on a branch; thence with the branch as the line N. 58-49 E. 144.5 feet to an iron pin; thence S. 57-02 E. 339 feet to an iron pin on North Franklin Road, joint front corner of Lots 237 and 238; thence along North Franklin Road S. 32-58 W. 65 feet to an iron pin, the point of beginning.

(12)-235-163-3-10

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record or affect the premises.

The grantees expressly assume and agree to pay the balance due on that certain mortgage given by Gerald W. Meeks and Valorie B. Meeks to Collateral Investment Company dated July 1, 1974 in original principal sum of \$23,500.00 and having a present principal balance of \$22,243.06.

This being the identical property conveyed to the grantors herein by deed of John R. Steele dated Oct. 1, 1979, recorded in the RMC Office for Greenville County in Deed Book 1112 page 910 on October 3, 1979.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 30th day of May, 1980.

Signed, Sealed and Delivered in the Presence of

[Signatures of witnesses]

[Signatures of John Salsbury and Caroline Salsbury with seals]

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 30th day of May, 1980

[Signature of Notary Public] (Seal) Notary Public for South Carolina

My Commission expires January 1, 1981

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. Caroline Salsbury wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this 30th day of May, 1980

[Signature of Notary Public] (Seal) Notary Public for South Carolina

My Commission expires January 1, 1981

Recorded this 30th day of May, 1980 at 10:44 AM No. 2640

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