

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

For True Consideration See Affidavit
Book 41 Page 417

KNOW ALL MEN BY THESE PRESENTS, that J & B Investment Company, A South Carolina General Partnership

in consideration of Ten and No/100 (\$10.00) Dollars, and other valuable considerations, 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 Bearden Brown and Carolyn C. Brown, their heirs and assigns, forever:

ALL that piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 2 on a plat of the subdivision of Hunters Pointe, dated July 12, 1979, prepared by Heaner Engineering Co., Inc., and recorded in the RMC Office for Greenville County, S. C. in Plat Book 7-C, at Page 35, reference to said plat being craved for a metes and bounds description thereof.

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.

15 (799) 290.1-1-104

This is the same property conveyed to the Grantor herein by deed of Hunters Pointe Investors, dated January 29, 1982, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1162, at Page 55.

This conveyance is subject to that certain mortgage given by Hunters Pointe Investors to The Fortis Corporation in the original principal sum of \$49,500.00 dated March 20, 1981, and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1535, at Page 889, on March 23, 1981, the principal balance due on this mortgage being \$49,500.00.

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 assigns against the grantor(s) and the grantor'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 29 day of January, 19 82. J & B INVESTMENT COMPANY, A SOUTH CAROLINA GENERAL PARTNERSHIP (SEAL)

SIGNED, sealed and delivered in the presence of
BY: Bob R. Jones (SEAL)
BY: Jacob Thomas (SEAL)

STATE OF SOUTH CAROLINA PROBATE
COUNTY OF GREENVILLE
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 29 day of January, 19 82.
Notary Public for South Carolina
My commission expires 7/30/90

STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER NOT NECESSARY - GRANTOR
COUNTY OF GREENVILLE A PARTNERSHIP
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, and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 10 day of 1982 (SEAL)
Notary Public for South Carolina
My commission expires: FEB 5 1982
RECORDED this day of FEB 5 1982 at 10:08 A.M. M. No.

10059

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