

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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132

KEY

1171-500

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

in consideration of Nineteen Thousand three hundred fifty and no/100- - - - - Dollars,  
and subject to the mortgage as set forth below;  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell  
and release unto Michael C. Yost

ALL that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, lying on the eastern side of Coolbrook Drive near the City of Greenville, being shown as Lot No. 48 on a plat of Magnolia Acres, recorded in Plat Book GG at Page 133, being more particularly shown on a plat of the property of Francis Earl Barfield prepared by R. B. Bruce, December 5, 1959, and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the eastern side of Coolbrook Drive at the front corner of Lot 49 and running thence with the line of said Lot. S. 75-33 E. 175 feet to an iron pin at the rear corner of Lot 47; thence with the line of said lot. S. 47-40 W. 158.2 feet to an iron pin on the eastern side of Coolbrook Drive; thence with the eastern side of said drive N. 49-50 W. 7 feet to a point; thence continuing with the curve of the eastern side of said drive, the following N. 35-03 W. 74.9 feet, N. 2-49 W. 84.5 feet to the beginning.

15 (156) 389-4-15

This is the same property conveyed to J & B Investment Company, A South Carolina General Partnership by deed of Rozelle H. Wright Jr. and Carolyn H. Wright, as recorded in the RMC Office for Greenville County in Deed Book 1169 at Page 686 on July 2, 1982, and is hereby conveyed, subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The Grantee takes title to said property subject to an existing mortgage on the property in favor of Collateral Investment Co., as recorded in the RMC Office for Greenville County in Mortgage Book 1382 at Page 32, recorded November 2, 1976. The Grantee herein do not agree to assume said mortgage and takes title subject to said Mortgage. Said mortgage has an approximate balance of \$24,600.00.

As a further part of the consideration for this deed, the Grantors hereby assign, transfer and set over unto the Grantee all their right, title and interest in and to any escrow deposits maintained by the Mortgagee in connection with the Mortgage loan referred to above.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 6th day of July, 1982

SIGNED, sealed and delivered in the presence of:

Natalie A. Sander  
Peggy J. Slaker

By: Bob R. James President (SEAL) J & B Investment Company

By: Joe B. Thomas Secretary (SEAL)

(SEAL)

(SEAL)

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Not Necessary, Grantor a Partnership

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(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 6th day of July, 1982

Peggy J. Slaker (SEAL)  
Notary Public for South Carolina

My commission expires \_\_\_\_\_

STATE OF SOUTH CAROLINA }  
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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)' 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

6th day of July, 1982

(SEAL)

Notary Public for South Carolina.

My commission expires \_\_\_\_\_

RECORDED this AUG 5 1982, at 3:32 P. M., No. 3132

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