

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

222 Pinefield Drive
 Greenville, S. C. 29605

KNOW ALL MEN BY THESE PRESENTS, that G & G INVESTMENTS, A GENERAL PARTNERSHIP
 in consideration of Seven Thousand Four Hundred Forty-six and 16/100ths (\$7,446.16) Dollars
 of mortgage indebtedness set forth below, exchange of property valued at \$7,500.00 and assumption
 the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
 unto EFFIE LEE DOWNS, her heirs and assigns:

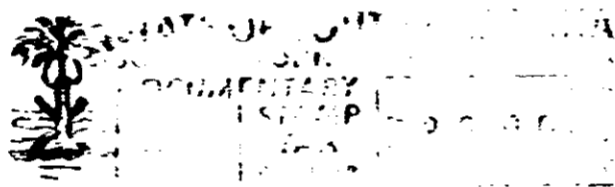
ALL that piece, parcel or lot of land, with all buildings and improvements, situate, lying and being on the northern side of Pleasant Ridge Avenue, in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 41 on a plat of PLEASANT VALLEY, made by Dalton & Neves, dated April, 1946, as revised, recorded in the RMC Office for Greenville County, S. C., in Plat Book P, page 92, reference to which is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the Grantor by deed of Clifton Chapman and Robin F. Chapman recorded on July 6, 1982 in Deed Book 1169, page 721 in the RMC Office for Greenville County, S. C., 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.

As a part of the consideration for this deed the Grantee assumes and agrees to pay in full the indebtedness due on a note and mortgage given to Collateral Investment Company, recorded in Mortgage Book 1325, page 771, on October 14, 1974, in the original sum of \$15,000.00, which has a present balance due in the sum of \$14,003.84.

14(500) 222-2-3-15

As a further part of the consideration for this deed, the Grantor hereby assigns, setover and transfers unto the Grantee all its right, title and interest in and to any escrow funds maintained by the mortgage in connection with the mortgage indebtedness set forth 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(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 17th day of August 19 82
 Signed, sealed and delivered in the presence of:
 Constance J. McBride (SEAL)
 John M. Dillard (SEAL)
 G & G INVESTMENTS, A GENERAL PARTNERSHIP
 BY: Gerald R. Glur, Partner (SEAL)

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 PROBABE: Gayle M. Moseley, Partner
 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 17th day of August 19 82
 Constance J. McBride (SEAL)
 Notary Public for South Carolina 5/22/83
 My commission expires:
 John M. Dillard

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 RENUNCIATION OF DOWER UNNECESSARY =
 PARTNERSHIP DEED
 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 and singular the premises within mentioned and released.
 GIVEN under my hand and seal this
 day of 19
 Notary Public for South Carolina (SEAL)
 My commission expires:
 RECORDED this AUG 18 1982 at 2:57 P. M. No. 4077

4328 RV-2