

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
Route 5, Box 430
Travelers Rest, S.C. 29690

1189-568

KNOW ALL MEN BY THESE PRESENTS, that JAMES L. JULIAN
R.M.C.

in consideration of Thirteen thousand Two Hundred Fifty-six and 56/100ths (\$13,256.56) ----- Dollars
and assumption of mortgage indebtedness 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 W. E. GARNER, his heirs and assigns:

ALL that certain piece, parcel or lot of land near the City of Greenville, in the County
of Greenville, State of South Carolina, on the southeastern side of Mayflower Avenue,
being known and designated as Lot No. 4 on plat of Section No. 1 of Pecan Terrace
recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book GG,
page 9, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of Mayflower Avenue at the joint front
corner of Lots Nos. 3 and 4, and running thence with the joint line of said lots,
S. 45-30 E. 145 feet to an iron pin; thence running S. 17-33 W. 20 feet to an iron pin
at the joint rear corner of Lots Nos. 4 and 5; thence with the joint line of those lots,
N. 72-27 W. 150 feet to an iron pin on the southeastern side of Mayflower Avenue; thence
along said Avenue, N. 30-55 E. 86.7 feet to the point of beginning, being the same
property conveyed to the grantors herein by deed recorded in Deed Book 521, page 244.

The above described property is the same conveyed to the Grantor by deed of Earle M.
Lineberger, et. al., recorded on November 3, 1965, in the R.M.C. Office for Greenville
County, South Carolina, in Deed Book 785, page 416, and is hereby conveyed subject to
all rights of way, easements, conditions, public roadways, 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 by James L. Julian to Cameron
Brown Company, in the original sum of \$9,000.00, recorded in Mortgage Book 1012, page
437, on November 3, 1965, which was modified by Agreement of Modification appearing of
record in Mortgage Book 1206, page 463, and which has an approximate balance due in the
sum of \$6,743.44.

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As a further part of the consideration for this deed, the Grantor hereby assigns,
transfers, and sets over unto the Grantee all his right, title and interest in and to
any escrow funds maintained by the mortgagee in connection with the above mortgage loan.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or apper-
taining; 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 3rd day of June 19 83
Signed, sealed and delivered in the presence of:
Constance A. McBride (SEAL) James L. Julian (SEAL)
John M. Dillard (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 3rd day of June 19 83
Constance A. McBride (SEAL) John M. Dillard
Notary Public for South Carolina
My commission expires: 5/20/93

STATE OF SOUTH CAROLINA) RENUNCIATION OF DOWER
COUNTY OF GREENVILLE)
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
3rd day of June 1983
Constance A. McBride (SEAL) Mrs. Ruth R. Julian
Notary Public for South Carolina
My commission expires: 5/20/93
RECORDED this _____ day of _____ 19____ at _____ 4.0000