

GROSS & GAULT, Attorneys at Law

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOWN ALL MEN BY THESE PRESENTS, that PAUL F. INGALLS and DANA V. INGALLS

FILED
GREENVILLE S.C.

DEC 21 2 02 PM '83

GRANTEE'S ADDRESS:

118 Trade Lane
Simpsonville, S.C. 29781

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in consideration of FORTY-SEVEN THOUSAND SEVEN HUNDRED SIXTY-EIGHT AND 34/100-(\$47,768.34)--Dollars,
PLUS ASSUMPTION OF MORTGAGE AS SET OUT 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

RONALD O. BOHNENBERGER, his heirs and assigns forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the northeasterly side of Hewitt Road, near Simpsonville, South Carolina, being known and designated as Tract No. 8 of Club View Ranchettes as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5F, page 78 and more recently shown on a plat and prepared for Ronald O. Bohnenberger by R. B. Bruce, RLS, dated November 11, 1983 and recorded in the RMC Office for Greenville County in plat Book 10G at page 13, and having according to the latter plat, the following metes and bounds, to-wit:

BEGINNING at a spike on Hewitt Road, the joint front corner of Tracts 8 and 9 and running thence with the common line of said tracts N. 54-16 E., 549.41 feet to an iron pin, the joint rear corner of Tracts 8 and 9; thence S. 33-00 E., 420 feet to an iron pin, the joint rear corner of Tracts 7 and 8; thence with the common line of said tracts S. 57-55 W., 557.43 feet to a spike in the center of Hewitt Road; thence with the center of said road N. 31-46 W., 385 feet to a spike, the point of beginning.

This being the same property conveyed to the Grantors herein by deed of Hugh B. Cooper dated November 1, 1974 and recorded in the RMC Office for Greenville County in Deed Book 1009 at Page 546 on November 4, 1974.

18(65) 555.2-1-50

As a part of the consideration hereof, the Grantee agrees to assume and pay, according to its terms, that certain note and mortgage given to North Carolina National Bank on which there is a balance due of \$44,731.66; said mortgage being recorded in Mortgage Book 1357 at Page 149 in the RMC Office for Greenville County. The same mortgage was assigned to Metro Life Insurance Company and re-recorded in Mortgage Book 1360 at Page 638

This conveyance is made subject to any restrictions, rights-of-way or easements that may appear of record in the recorded plats or on the premises.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 21st day of December 19 83
SIGNED, sealed and delivered in the presence of:

[Signature]
[Signature]

[Signature] (SEAL)
Paul F. Ingalls
[Signature] (SEAL)
Dana V. Ingalls

(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

PROBATE

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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 21st day of December 19 83

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 1-18-93

[Signature]

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

RENUNCIATION OF DOWER

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, 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 21st day of December 19 83

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 1-18-93

[Signature]
Dana V. Ingalls

GCTO --- 3 DE 21 83 058 4.0000

RECORDED this _____ day of _____ 19 _____ at _____ M. No. _____

0039

4328-11-21