STATE OF SOUTH CAROLINATE 13 COUNTY OF GREENVILLE VICENCE STARKER COME B. AUSTIN and JANCIE J. AUSTIN

and assumption of mortgage indebtedness as set out hereinbelow the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto M&S BUILDERS, INC., their successors and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being on the Eastern side of Reid's School Road, near the City of Greenville, County of Greenville, South Carolina, being shown and designated as the major portion of Lot 14 on a plat of the J. E. Flynn Estate, made by H. S. Brockman, November 1940, and recorded in the RMC Office for Greenville County in Plat Book O at Page 75, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin, which iron pin is 1076.8 feet South of the intersection of Reid's School Road and New U. S. Highway 29 on the eastern side of Reid's School Road and running thence N. 67-55 E. 293.9 feet to an iron pin; thence running S. 1-26 E. 67.9 feet to an iron pin; thence running with the right of way of the P & N Railroad S. 48-30 W. 344.5 feet to an iron pin on the East side of Reid's School Road; thence along said Road N. 4-15 W. 185 feet to the point of Beginning.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record on the recorded plat or on the premises.

As a further part of the consideration of this conveyance, the Grantee assumes and agrees to pay according to the terms thereof that certain mortgage recorded in the RMC Office for Greenville County in REM Book $\hat{1}174$ at Page 111 in the original amount of \$12,650.00, and having a present outstanding balance due of

\$12,431.72. together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any taining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or forever. And, the grantor's do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and adminid forever defend all and singular said premises unto the grantee(s) and the grantee(s) heirs or successors and against every if fully claiming or to claim the same or any part thereof. WITNESS the grantor's(s') hand(s) and seel(s) this 13 SIGNED, sealed and delivered in the pre-(SEĀL) GIEEM 200 Stamps (SEAL) Act No. 389 Sec. STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE PROBATE sign, seal and as the grantor's(s') act and deed deliver the within written deed and that (s)he, with the other witness execution thereof. w the within March 19 73. SWORN to before n 9/30/80 My Commission Expires ___ RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA

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 doclare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever to linguish 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

RECORDED this

otary Ephilic for South Carolina.

My Comm. Exp.:

ECORDED this 11th 9/30/80

<u> 19_73, at</u> March

3:26

25756 P. M., No_

t