

BOOK 011 PAGE 216

The above-described land is subject to the following-described real estate mortgage(s).

1. That certain real estate mortgage to the United States of America executed by Baety O. Gross, Jr.
and Edith C. Gross, date May 29, 1973

and recorded in Mortgage Book(s) 1278

at Page(s) 855, of the Public Records of Greenville County

State of South Carolina, having a current balance of \$18,152.01.
and the said Grantee(s) by separate agreement, executed as of the date hereof, assume(s) liability for and agrees to pay,
as part of the consideration of this conveyance, all or a certain specified portion of the indebtedness secured by said real
estate mortgage(s).

TO HAVE AND TO HOLD, all and singular the said Premises before mentioned unto the said Grantee(s) for and during
their joint lives and upon the death of either of them, then to the survivor of them, his or her heirs and assigns forever in
fee simple, together with every contingent remainder and right of reversion.

And WE do hereby bind OUR Heirs, Executors and Administrators, to warrant and forever
defend all and singular the said premises unto the said Charles J. Kirell and
Sharon K. Kirell for and during their joint lives and upon the death of either
of them, then to the survivor of them, his or her heirs and assigns forever in fee simple, against US
and OUR Heirs and all persons
whomsoever lawfully claiming, or to claim the same, or any part thereof.

IN WITNESS WHEREOF, the Grantor(s) ha VE hereunto set OUR hand(s) and seal(s), the day and year
first above written.

Signed, sealed and delivered in
the presence of:

W. Allen Reas
Lawrence H. Kirk

Baety O. Gross, Jr. (SEAL)
Edith C. Gross (SEAL)

0 2 11 A

4328 RV.2