

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }
 RONNIE S. TANKERSLEY
 R.M.C.

Grantee's mailing address is
 104 Sandy Creek Court
 Greer, SC 29651

VEI 1061 PAR 837

KNOW ALL MEN BY THESE PRESENTS, that We, Charles A. Kurtz and Helen T. Kurtz

in consideration of Thirty-six Thousand Five Hundred and no/100-(\$36,500.00) --- Dollars, and assumption of the mortgage as set out herein 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 Joseph A. Esposito and Elizabeth J. Esposito, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northwesterly side of Sandy Creek Court, near the City of Greenville, S.C., being known and designated as Lot No. 264 on plat entitled "Map No. 1, Section One, Sugar Creek" as recorded in the RMC Office for Greenville County, S.C., in Plat Book 5D, page 18 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING AT an iron pin on the northwesterly side of Sandy Creek Court, said pin being the joint front corner of Lots 263 and 264 and running thence with the common line of said lots N. 57-30-28 W. 135.69 feet to an iron pin, the joint rear corner of Lots 263 and 264; thence S. 35-52-49 W., 133.22 feet to an iron pin, the joint rear corner of Lots 264 and 265; thence with the common line of said lots S. 63-44-50 E., 157.17 feet to an iron pin on the northwesterly side of Sandy Creek Court; thence with the northwesterly side of Sandy Creek Court N. 26-15-10 E., 116.60 feet to an iron pin, the point of beginning.

This conveyance is subject to a 10 foot drainage easement across rear lot line and to all restrictions, setback lines, roadways, easements and rights of ways, if any, affecting the above described property.

For deed into Grantors see deed from Cothran & Darby Builders, Inc., dated August 29, 1975, recorded September 2, 1975, in Deed Book 1023 at page 518.

As a part of the consideration herein the grantees do hereby assume and agree to pay the balance due of Forty Thousand Dollars (\$40,000.00) on that certain mortgage given by Cothran & Darby Builders, Inc., to First Federal Savings & Loan Association, and assumed by the Grantors herein in the face amount of \$50,000.00, dated January 10, 1975 and recorded January 10, 1975 in Mortgage Book 1331 at page 235.

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 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 4th day of August 19 77.

SIGNED, sealed and delivered in the presence of:

Edward Johnson, Jr.
Joe S. Thomas

Charles A. Kurtz
 Charles A. Kurtz

(SEAL)

Helen T. Kurtz
 Helen T. Kurtz

(SEAL)

(SEAL)

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

SWORN to before me this 4th day of August 1977.

Edward Johnson, Jr.
 Notary Public for South Carolina.

(SEAL)

My commission expires 8-14-79

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

RENUNCIATION OF

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this

4th day of August 1977

Edward Johnson, Jr.
 Notary Public for South Carolina.

(SEAL)

My commission expires 8-14-79

Helen T. Kurtz
 Helen T. Kurtz

RECORDED this AUG 4 1977
 At 3:06 P.M.

3858

4328 RV-2