

413 Great Glen Road
Greenville, S. C. 29607

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

George E. Morgan, Jr. and
Judith L. Morgan

1082 254

KNOW ALL MEN BY THESE PRESENTS, that

in consideration of Five thousand nine hundred fifty (\$5,950.00), and assumption of mortgage, as set out below 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 Terrance L. Herbst and Ruth E. Herbst, their heirs and assigns:

ALL that certain piece, parcel, or lot of land, situate, lying and being on the northwestern side of Great Glen Road, Greenville County, South Carolina, being shown and designated as Lot 44 on a Plat of DEL NORTE, recorded in the RMC Office for Greenville County in Plat Book WWW, at Pages 32 and 33, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Great Glen Road, joint front corner of Lots 43 and 44, and running thence with the common line of said Lots, N 25-15 W, 192 feet to an iron pin in the line of Brushy Creek, the center of said creek is the line, running thence with the Creek, N 41-57 E, 55.2 feet; thence continuing with said Creek, N 89-06 E, 88.8 feet to an iron pin in the joint rear corner of Lots 44 and 45; running thence S 13-00 E, 167.1 feet to an iron pin on the northwestern side of Great Glen Road; thence with the northwestern side of said Road, N 87-51 W, 14.7 feet; continuing with said Road, S 49-47 W, 77.5 feet, S 58-40 W, 8.2 feet to an iron pin, the point of beginning.

This conveyance is made subject to Restrictions recorded in Book 858, at Page 451, and are conveyed to specifically include a drainage easement of 10 feet along the creek and 25 feet right of way for sanitary sewer along the rear of the property and such other easements and restrictions as may be of record.

-201-530.9-1-27

This is the same property conveyed to the Grantors herein by deed of Edward W. Smith and Barbara M. Smith, recorded March 14, 1977, in Book 1052, Page 565.

As a part of the consideration herein, the Grantees assume and agree to pay that certain mortgage in favor of S. C. Federal S & L in the original amount of \$39,900, recorded in REM Book 1391, at Page 516, with a present balance of \$39,574.32.

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 here mentioned unto the grantees, and the grantee's heirs or successors and assigns forever. And the grantors do hereby bind the grantors, and the grantor's heirs or successors, executors and administrators to warrant and defend all and singular said premises unto the grantees, and the grantee's heirs or successors and against every person who may ever lawfully claim or to claim the same or any part thereof.

WITNESS the grantor's (s) hand(s) and seal(s) this 30th day of June, 1978

SIGNED, sealed and delivered in the presence of

W. Cash Datch
Ruth Drake

George E. Morgan, Jr. (SEAL)
George E. Morgan, Jr. (SEAL)
Judith L. Morgan (SEAL)
Judith L. Morgan (SEAL)

STATE OF SOUTH CAROLINA
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PROBATE

Personally appeared the undersigned witness and made oath that he saw the within named grantor's sign, seal and as the grantor's act and deed, deliver the within written deed and that he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 30th day of June, 1978

W. Cash Datch (SEAL)
Notary Public for South Carolina.

Ruth Drake

My commission expires 9/29/81

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 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 30th day of June, 1978

W. Cash Datch (SEAL)
Notary Public for South Carolina.

Judith L. Morgan
Judith L. Morgan

My commission expires 9/29/81

RECORDED this June 30, 1978 at 3:22 day of June, 1978 PM

GREENVILLE COUNTY
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