

GRANTEES' ADDRESS: 45 Parliament Rd, Greenville, S.C. 29615, STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that we, Ronald J. Laub and Elizabeth C. Laub,

(\$43,838.83)

in consideration of Forty-Three Thousand Eight Hundred Thirty-Eight & 83/100 / Dollars, plus assumption of mortgage indebtedness 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 Joseph L. O'Brien, Jr. and Norma N. O'Brien, their heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, S. C., at the intersection of Parliament Road and Gateway Drive, being known and designated as Lot No. 52, Merrifield Park, Section #2, according to a plat thereof recorded in the RMC Office for Greenville County in Plats Book WW, Page 50, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of Lots 52 and 53 on Gateway Drive and running thence S 13-53 W 109 feet to an iron pin; thence S 58-59 W 35.3 feet to an iron pin; thence N 62-04 W 68.6 feet to an iron pin; thence N 49-00 W 65 feet to an iron pin; thence N 38-26 E 155 feet to an iron pin; thence S 44-00 E 100 feet to an iron pin on Gateway Drive, the point of beginning.

This being the identical property conveyed to the grantors by deed of W.N. Leslie, Inc. recorded in the RMC Office for Greenville County in Deeds Book 967, Page 72, on February 9, 1973.

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(s) or on the premises.

As a further part of the consideration for this conveyance, the grantees assume and agree to pay, according to the terms thereof, that certain mortgage given by the grantors in favor of First Federal Savings and Loan Association recorded in the RMC Office for Greenville County in Mortgages Book 1266, Page 335, having a present outstanding balance due of \$28,161.17 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 25th day of July, 1978. Ronald J. Laub (SEAL), Elizabeth C. Laub (SEAL), Joseph L. Mitchell (SEAL), Margaret A. Bacham (SEAL)

STATE OF SOUTH CAROLINA } PROBATE 880 COUNTY OF GREENVILLE } 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 25th day of July, 1978. Notary Public for South Carolina. My commission expires 3/18/80

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER COUNTY OF GREENVILLE } 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 25th day of July, 1978. Elizabeth C. Laub (SEAL), Notary Public for South Carolina. My commission expires 3/18/80

RECORDED this JUL 25 1978 at 12:10 P.M.

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