

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, James E. Babb,

in consideration of One Dollar (\$1.00) and assumption of that certain mortgage hereinafter set forth, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Roger E. Babb, his heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as the greater portion of Lot 54 of a subdivision known as Cedar Terrace as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book BBB, at Page 137, and having, according to plat entitled survey for Ben C. Sanders prepared by Piedmont Engineers & Architects dated April 19, 1967, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern edge of Thelma Drive, joint front corner of Lots 55 and 54; thence along the eastern edge of Thelma Drive, N. 3-16 E. 30 feet to an iron pin; thence continuing along the eastern edge of Thelma Drive, N. 8-22 E. 81 feet to an iron pin, corner of lot now or formerly owned by Sam R. Thomas, Jr.; thence along line of that lot, S. 75-30 E. 173.8 feet to an iron pin on line of Lot 52; thence along line of that lot, S. 17-53 W. 69.2 feet to an iron pin at the rear corner of Lots 54 and 55; thence along the joint line of said lots, S. 89-38 W. 160.5 feet to the beginning corner.

-799-M16.2-1-252

This is the same property conveyed to the Grantor herein by deed of Sam R. Thomas, Jr., dated April 4, 1977, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1054, at Page 618.

This conveyance is made subject to any restrictions, easements, and rights-of-way that may appear of record and/or on the recorded plat and/or on the premises.

As part of the consideration herefor, the Grantee herein assumes and agrees to pay that certain real estate mortgage given by the Grantor to Samuel R. Thomas, Jr., and Mary H. Nelson, as recorded in the RMC Office for Greenville County, South Carolina, in REM Book 1394, at Page 761, being dated April 4, 1977, and having a present balance of \$ _____.

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 herein 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 24th day of November 1978.

SIGNED, sealed and delivered in the presence of:

James E. Babb (SEAL)
James E. Babb

William J. Barnes (SEAL)

Nancy D. Barnes (SEAL)

(SEAL)

STATE OF SOUTH CAROLINA PROBATE
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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 24th day of November 1978.

William J. Barnes (SEAL)
Notary Public for South Carolina

Nancy D. Barnes

My commission expires: 9/22/82

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, threat or fear of any person whatsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest in said 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

24th day of November 1978.

Melanie Travis Babb

William J. Barnes (SEAL)
Notary Public for South Carolina

My commission expires: 9/22/82

RECORDED this _____ day of _____ 1978. 16194

RECORDED NOV 27 1978 at 11:14 A.M.

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