

Grantee's Address: Unit 98, Topsail Court, Harbor Town, Greenville, S.C. 29611
TITLE TO REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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KNOW ALL MEN BY THESE PRESENTS, that Vickie L. Rickenbaugh

in consideration of Twelve Thousand One Hundred Twenty-Five and 90/100ths-----Dollars,
and the assumption of that certain mortgage hereinafter set out

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

JAMES BOWEN FERGUSON, HIS HEIRS AND ASSIGNS, FOREVER:

All that piece, parcel or lot of land near the City of Greenville in the County of Greenville, State of South Carolina, on the northern side of Stanley Drive, being shown as Unit 98 on plat of Harbor Town, recorded in RMC Office for Greenville County in Plat Book 5P, Pages 13 and 14, and being more particularly described as follows:

BEGINNING at a point at the corners of Units 98 and 97 and thence running N. 71-30 E. 20.7 feet; thence turning and running S. 18-30 E. 68.7 feet; thence turning and running S. 71-30 W. 20.7 feet; thence turning and running N. 18-30 W. 68.7 feet to the point of beginning; and being the same conveyed to the grantor herein by deed of Harbor Town Limited Partnership, a South Carolina limited partnership, dated 2/11/77 recorded 2/14/77 in the RMC Office for Greenville County in Deed Book 1050, Page 959.

This conveyance is made subject to rights of way and easements for local utility and drainage facilities, subdivision setback lines, and restrictive covenants, if any, which may be applicable to the property hereinabove described.

As a part of the consideration herein the grantee assumes and agrees to pay that certain real estate mortgage given by the grantor herein to Mid-South Mortgage Company, Inc. dated September 11, 1977 and recorded September 14, 1977 in Real Estate Mortgage Book 1389, Page 167, subsequently assigned to East River Savings Bank by assignment dated March 1, 1977 recorded March 7, 1977 in Real Estate Mortgage Book 1391, Page 76 and having an assumption balance of \$22,374.10.

-305-B2.4-1-98

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 28 day of November, 1978.

SIGNED, sealed and delivered in the presence of: Vickie L. Rickenbaugh (SEAL)

John K. Matthews (SEAL)

M. Murray Prattleton (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 28 day of November 1978

M. Murray Prattleton (SEAL) John K. Matthews

Notary Public for South Carolina
My commission expires: 7/20/82

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

NOT NECESSARY FEMALE GRANTOR
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 the above described premises.

GIVEN me
at

Notary Pub.
My commis

RECORDED

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
13.75

RECORDED NOV 28 1978 at 2:50 P.M. 16311

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