

306 Seven Oaks Drive, Greenville, S.C. 29605
TITLE TO REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PH 80
WILKESLEY
R.M.C.

BOOK 1121 PAGE 767

KNOW ALL MEN BY THESE PRESENTS, that I, MARGARET B. GRUBBS,

One Hundred Forty-one Thousand, Seven Hundred Sixty-seven and 43/100 (141,767.43) Dollars and assumption of mortgage to Fidelity Federal Savings and Loan Association in the amount of Twenty-one Thousand, Two Hundred Thirty-two and 57/100 (\$21,232.57) Dollars,
in consideration of

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

GUY Z. MAY, JR. AND A. SYLVIA MAY, their heirs and assigns forever:

All that piece, parcel or lot of land in Greenville County, South Carolina, known and designated as Lot No. 91 of Chanticleer, Inc., as shown by plat thereof recorded in the Office of the R.M.C. for Greenville County in Plat Book JJJ at Page 71, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of East Seven Oaks Drive, at the joint front corner of Lots 89 and 91, and running thence along said lot line S. 42-12 W. 195 feet to an iron pin; thence turning and running along the joint lot lines of Lots 92 and 91 S. 40-58 E. 160 feet to an iron pin on the west side of Le Conte Woods; thence turning and running along the western side of Le Conte Woods N. 60-13 E. 150 feet to an iron pin; thence turning and running around the corner into Seven Oaks Drive N. 15-13 E. 35.3 feet to an iron pin; thence continuing along East Seven Oaks Drive N. 29-47 W. 49.5 feet to an iron pin; thence continuing along East Seven Oaks Drive N. 33-30 W. 80.5 feet to an iron pin; thence continuing along East Seven Oaks Drive N. 43-37 W. 65 feet to the point of beginning.

This is the same property conveyed to the grantor herein by deed of M. L. Lanford, Jr., dated September 26, 1967 and recorded in the Office of the R.M.C. for Greenville County in Deed Book 829 at Page 313.

This deed is subject to all restrictions, zoning ordinances, set-back lines, roads, passage ways, easements, rights of way, if any affecting this property as may be found upon the public records of Greenville County, South Carolina or as may be in existence upon the property.

As part of the consideration for this deed, the grantees assume and agree to pay the balance due on a note and mortgage covering the above described property in favor of Fidelity Federal Savings and Loan Association, which mortgage is recorded in the Office of the R.M.C. for Greenville County, South Carolina in Mortgage Book 1063 at Page 199 and which has a present balance of \$21,232.57.

4-156-WG-13-1-121

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 assigns 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 7th day of March, 1980.

SIGNED, sealed and delivered in the presence of:

[Signature]
[Signature]

Margaret B. Grubbs (SEAL)

OFFICE OF SOUTH CAROLINA
DOCUMENTARY TAX
264.00

STATE OF SOUTH CAROLINA
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 7th day of March, 1980.

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 3/27/85

[Signature]

STATE OF SOUTH CAROLINA
COUNTY OF

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this
day of 19

(SEAL)
Notary Public for South Carolina.
My commission expires

RECORDED MAR 7 1980
at 12:29 P.M.

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
156.20

4328 RV-2