

FEB 12 2 20 PM '81

1142-027

JOHN E. TANKERSLEY

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

4825 Coach Hills Drive
Greenville, S. C. 29615

KNOW ALL MEN BY THESE PRESENTS, that Better Homes of Greenville, Inc. A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of Six Thousand Eight Hundred Eighty-five and 05/100----- Dollars, (\$6,885.05) and Assumption of Mortgage set out below the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

James F. Elrod and Martha A. Elrod, their heirs and assigns, forever:

ALL that piece, parcel or lot of land situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 1605 on plat of COACH HILLS, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 4-X, at pages 85 and 86, reference to which is hereby made for a more complete description by metes and bounds.

This is the same property conveyed to the Grantor by deed of Frank Towers Rice and Greg L. Turner recorded in the R.M.C. Office for Greenville County, South Carolina, in DeedBook 1131, at page 726, on August 22, 1980.

This conveyance is made subject to such easements, restrictions, or rights of way as may appear of record or on the premises.

As a part of the consideration for this conveyance the Grantees assume and agree to pay the balance due on that certain mortgage given by Better Homes of Greenville, Inc. to Fidelity Federal Savings and Loan Association in the original amount of \$70,000.00 recorded in the R.M.C. Office for Greenville County, S. C., in Mortgage Book 1512, at page 194, on August 22, 1980, on which there is a present principal balance of \$69,864.95

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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 does hereby bind itself and its successors 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 of any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 12 day of February 19 81

SIGNED, sealed and delivered in the presence of:

BETTER HOMES OF GREENVILLE, INC. (SEAL)
A Corporation
By: James F. Elrod
President
Secretary

Eliabeth B Johnson

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor'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 12 day of February 19 81

Eliabeth B Johnson (SEAL)
Notary Public for South Carolina
My Commission expires 3-28-89

RECORDED FEB 12 1981 of 19 at 2:20 P. M. No 1142-027

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