

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

S. 6
1605 Laurens Road
Greenville, S. C. 29607

VOL 1172 PAGE 377

KNOW ALL MEN BY THESE PRESENTS, that EFFIE LEE DOWNS

in consideration of Exchange of property valued at \$7,500.00 and assumption of mortgage
indebtedness set forth below

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto G & G INVESTMENTS, A GENERAL PARTNERSHIP, its successors and assigns:

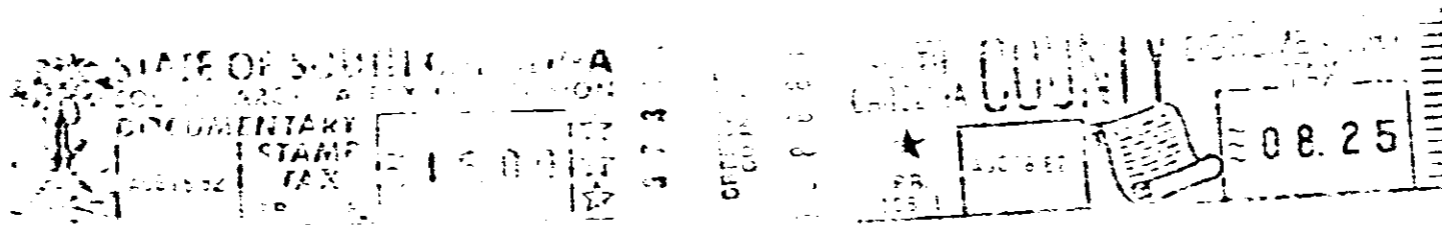
ALL that piece, parcel or lot of land, with all buildings and improvements, situate, lying and being on the eastern side of Pinefield Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 140 on a plat of SOUTH FOREST ESTATES, made by Pickell & Pickell, Engineers, dated August 29, 1955, recorded in the RMC Office for Greenville County, S. C., in Plat Book GG, pages 180 and 181, reference to which is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the Grantor by deed of Ruth B. Bauer and Virginia B. Tate, recorded on December 17, 1979 in Deed Book 1117, page 493, and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

As a part of the consideration for this deed, the Grantee assumes and agrees to pay in full the indebtedness due on a note and mortgage given to Cameron Brown Company by Frank Mays, Jr., et al, recorded in Mortgage Book 1398, page 928, in the original sum of \$22,450.00, on May 26, 1977, which has a present balance due in the sum of \$21,384.12.

15(156) 377-7-24

As a further part of the consideration for this deed the Grantor hereby assigns, transfers and setover unto the Grantee all her right, title and interest in and to any escrow funds maintained by the mortgagee in connection with the above mortgage loan.



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 the grantor(s) and the grantor'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 17th day of August 19 82

Signed, sealed and delivered in the presence of:
Constance G. McBride

Effie Lee Downs (SEAL)
Effie Lee Downs

John M. Dillard (SEAL)
John M. Dillard

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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 17th day of August 19 82

Constance G. McBride (SEAL)
Notary Public for South Carolina

John M. Dillard
John M. Dillard

My commission expires: 5/22/83

STATE OF SOUTH CAROLINA

RENUNCIATION OF DOWER

UNNECESSARY GRANTOR A WOMAN

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 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 this AUG 18 1982 19 at 2:56 P. M., No. 4079

4328 RV.2