

FILED  
STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, that James R. Wilson, Jr.  
R.M.C. WISLEY

in consideration of Sixty eight thousand and 00/100-----(\$68,000.00) Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

Charles S. Dubis and Kendria D. Dubis, their heirs and assigns, forever;

ALL that piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, situate, lying and being on the southern side of Grove Road and being known and designated as Lot No. 7 of Block N, on a plat intitled "O.P. Mills Property", plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book C at page 126, and having such metes and bounds as shown thereon, refrence to said plat being made for a more complete description.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

This is the same property conveyed to the grantor by deed of W.H. Alford, recorded May 31, 1973, in Deed Book 975 at page 705.

As part of the consideration James R. Wilson, Jr. is obligated to make all payments on the mortgage to Carolina Federal Savings and Loan securing \$12,000.00, recorded July 20, 1972 in Mortgage Book 1241 page 551. In the event James R. Wilson, Jr, fails to make any payment or payoff due on said mortgage, Charles S. Dubis and Kendria may make said payment or payoff and offset same against the payments due on the note and mortgage between Dubis and Wilson, securing \$66,000.00, recorded of even date. 14(500) 218-1-23  
See Plat Book C page 176.

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 19 day of August, 1983

SIGNED, sealed and delivered in the presence of:

*Robert L. Wylie*  
*Virginia S. Wylie*

*James R. Wilson Jr* (SEAL)  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX (SEAL)  
GREENVILLE COUNTY 0584 (SEAL)  
★ AUG 23 83 74.80 (SEAL)  
P.B. 13311  
PROBATE

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 19 day of August 1983

*Robert L. Wylie* (SEAL) *Virginia S. Wylie*  
Notary Public for South Carolina.  
My commission expires 9-21-88

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, 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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 19 day of August 1983  
*Robert L. Wylie* (SEAL) *Kathleen P. Wilson*  
Notary Public for South Carolina.

My commission expires 9-21-88

RECORDED this 23 day of Aug 1983 at 3:15 P. M., No. 6344

0.90

2328 (RV-2)