

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that

Grantee's address: 1438
111 W. Antrim Dr.
Greenville, S.C. 29607
VOL 1205 PAGE 501

We, Stephen A. Kern and Linda K. Kern

in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable Dollars, considerations & assumption of mortgage recited hereinbelow, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Ira A. Giles, Jr. (95%) and Wm. Wesley Giles (5%), their heirs and assigns, forever:

ALL that certain lot of land lying in the State of South Carolina, County of Greenville, City of Greenville, on the northwestern side of Dera Street, shown as Lot 41 of a Sub-division known as PLEASANTBURG FOREST, plat of which is recorded in Plat Book GG at page 162 in the RMC Office for Greenville County and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern side of Dera Street at the front joint corner of Lots No. 41 & 42; thence with joint line of said lots N. 43-06 W., 216 feet to an iron pin; thence with the line of Lots 39 & 40, S. 2-06 E., 295.7 feet to an iron pin at the intersection of Greenland Drive and Dera Street; thence with the curve of the northwestern side of Dera Street, N. 60-43 E., 34.5 feet to a pin; thence continuing N.41-24 E. 161 feet to the point of beginning.

This conveyance is made subject to all easements, restrictions, setback lines, roadways, and rights of way, if any, affecting the above described property.

This is the same property conveyed to the above named grantors by deed of John M. Flynn dated January 19, 1979, recorded in the RMC Office for Greenville County, S.C. in Deed Book 1095, page 726 on January 22, 1979

Grantees herein jointly and severally hereby assume and covenant to perform all the terms and conditions of the obligations set forth in that certain promissory note executed by Stephen A. Kern and Linda K. Kern and delivered to South Carolina National Bank in the amount of \$42,000.00, dated January 19, 1979, and that certain mortgage, securing said promissory note of even date therewith, upon the property conveyed in the deed, which mortgage is recorded in Mortgage Book 1455, at Page 682 in the Greenville County RMC Office, including, but not limited to, the obligation to repay the debt.

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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(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)' hand(s) and seal(s) this 31st day of January 19 84

SIGNED, sealed and delivered in the presence of:

Virginia B. McSwice
Notary Public for South Carolina

Stephen A. Kern (SEAL)
Stephen A. Kern
Linda K. Kern (SEAL)
Linda K. Kern (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 31st day of January 19 84

Notary Public for South Carolina

My commission expires 6/15/89

Virginia B. McSwice (SEAL)

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 31st day of January 1984

Notary Public for South Carolina

My commission expires 6/15/89

Linda K. Kern (SEAL)
Linda K. Kern

RECORDED this 31st day of OCTOBER 1984 at 3 FE 184 056 M., No. 4.0000
(CONTINUED ON NEXT PAGE)

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