

4916 Crosscreek Lane
Greenville, SC 29607

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that JONATHAN GERARD BYERS and PHYLLIS E. BYERS

in consideration of Thirty-nine Thousand, Eight Hundred, Twenty-two and 53/100----- Dollars,
(\$39,822.53) plus assumption of mortgage referred to 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 BRIAN FOX, his heirs and assigns forever:

ALL that certain piece, parcel or lot of land with all improvements thereon, or hereafter
constructed thereon, situate, lying and being in the State of South Carolina, County
of Greenville, shown and designated as Lot 47 Mountainbrooke Subdivision, plat of which
is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4F at
Page 47, reference to said plat being hereby craved for a more particular description.

THIS being the same property conveyed to the grantors herein by deed of The Ervin
Company, dated March 26, 1973, recorded in the RM Office for Greenville County on
March 27, 1973, in Deed Book 971 at Page 231.

AS a part of the consideration herein, the grantee assumes and agrees to pay the balance
on that certain mortgage given to Cameron-Brown Company, in the original amount of
\$30,300.00, recorded in the RMC Office for Greenville County in Mortgage Book 1270 at Page
723. Said mortgage having a current balance due thereon in the amount of \$25,177.47.

This conveyance is subject to all restrictions, setback lines, roadways, easements, and
rights of way, if any, appearing of record, on the premises or on the recorded plat,
which affect the property hereinabove described.

This property is conveyed subject to a Mortgage against same made by the grantors
dated March 26, 1973, in the amount of \$30,300.00, and recorded in the RMC Office
for Greenville County in Mortgage Book 1270 at Page 723. The grantee agrees to assume
and pay the same as part of the consideration of this conveyance. The grantee also hereby
assumes the obligation of \$25,177.47 under the terms of the instruments creating the
loan to indemnify the Veterans Administration to the extent of any claim payment
arising from the guaranty or insurance of the indebtedness above-mentioned.

-11-200-540.8-1-47 NOTE

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or ap-
pertaining, 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 per-
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 9th day of August 19 84

SIGNED, sealed and delivered in the presence of:

Lawrence W. Crane
Daniel N. Ballard

Jonathan Gerard Byers (SEAL)
Jonathan Gerard Byers (SEAL)
Phyllis E. Byers (SEAL)

(SEAL)

STATE OF SOUTH CAROLINA }
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PROBATE

Personally appeared the undersigned witness and male 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 9th day of August 19 84

Daniel N. Ballard (SEAL)
Notary Public for South Carolina.

Lawrence W. Crane

(SEAL)

My commission expires 8-25-87

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 whomso-
ever, renounce, release and forever relinquish unto the grantor(s) and the grantee's(s) heirs or successors and assigns, all her interest and es-
tate, 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
9th day of August 19 84

Daniel N. Ballard (SEAL)
Notary Public for South Carolina.

Phyllis E. Byers
Phyllis E. Byers

My commission expires 8-25-87

RECORDED this _____ day of _____ 19 _____ at _____ M., No. _____

(CONTINUED ON NEXT PAGE)