

TITLE TO REAL ESTATE - INDIVIDUAL FORM -- Mitchell & Ariail, Greenville, S.C.

ADDRESS: Rt. 9 Box 41
Greenville, SC 29657

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

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DEC 31 2 56 PM '84

KNOW ALL MEN BY THESE PRESENTS, that Donald Launius and Jean Launius

in consideration of Twenty-One Thousand Four Hundred Thirteen and 07/100 (\$21,413.07) Dollars AND ASSUMPTION OF THE MORTGAGE INDEBTEDNESS AS 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 Michael McCarter and Deborah R. McCarter, their heirs and assigns forever:

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being near the Town of Greer, Greenville County, South Carolina on the western side of American Legion Road being known and designated as Lot No. 1 as shown on a plat entitled PROPERTY OF DAVID M. GARRETT AND VIRGINIA L. GARRETT made by R. B. Bruce dated May 31, 1976 recorded in Plat Book 5-U at Page 2 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of American Legion Road at the joint front corner of lots nos. 1 and 2 and running thence N. 72-53 W. 150 feet to a point; thence N. 82-53 W. 185 feet to a point on Frohawk Creek; thence with the center of the creek as the line, N. 29-13 W. 55.70 feet to a point; thence N. 43-21 W. 145.4 feet to an iron pin; thence N. 72-17 E. 510.71 feet to an iron pin on the western side of American Legion Road; thence along the western side of American Legion Road, S. 14-19 W. 80 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the grantors by deed of David M. Garrett and Virginia L. Garrett recorded October 7, 1980 in Deed Book 1135 at Page 31 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 of this deed the grantee agrees and assumes to pay in full the indebtedness due on the note and mortgage covering the above described property given to Cameron-Brown Company in the original sum of \$28,050.00 recorded January 10, 1976 in Mortgage Book 1369 at Page 834 which has a present balance due in the sum of \$25,586.93.

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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 grantees(s), and the grantees(s)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees(s) and the grantees(s)' heirs or successors and assigns against the grantor(s) and the grantor(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 17th day of December 1984

Sign(s) sealed and delivered in the presence of:

[Signature]
Linda D. Forester

[Signature] (SEAL)
DONALD LAUNIUS
[Signature] (SEAL)
JEAN LAUNIUS

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)' 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 December 19 84

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 3/26/89

[Signature]
JACK H. MITCHELL, III

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 grantees(s) and the grantee(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
19 day of 19

Notary Public for South Carolina
My commission expires:

RECORDED this day of 19 at M. No.

(CONTINUED ON NEXT PAGE)