KNOW ALL MEN BY THESE PRESENTS, that Ralph E. Kelley and Marie Kelley in consideration of Twenty Six Thousand Eight Hundred and 75/100 (26,800.75) ----- Dollars and assumption of 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 James R. Bean and Janet S. Bean, their heirs and assigns, forever, ALL that piece, parcel or lot of land with all buildings and improvements situate, lying and being on the southern side of Sycamore Drive in the town of Mauldin, Greenville County, South Carolina being shown and designated as Lot #44 on a plat of GLENDALE II, made by C.O. Riddle, Surveyor, dated December 1965 recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book 000, page 55 reference to which is hereby craved for the metes and bounds thereof. The above described property is the same conveyed to Ralph E. Kelley and Marie Kelley by deed of Jerry Minchey recorded in Deed Book 918, page 360 on June 21, 1971, 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 grantees assume and agree to pay in full a note and mortgage given by Ralph E. Kelley and Marie Kelley to Thomas & Hill, Inc. on June 21, 1971 in the original amount of \$25,600.00 recorded in Mortgage Book 1195, page 515, which has a present balance due in the sum of \$22,699.25. -15-799-N44-1-44 As a part of the consideration of this deed the grantor does hereby set over assign and transfer unto the grantees all sums for payment of taxes, insurance and mortgage insurance premiums maintained by the mortgagee in connection with the mortgage loan covering the above property. 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(a) and the grantor's(s') heirs or successors and assigns against every person whomseever lawfully claiming or to claim the same or any part thereof. WITNESS the granter'sts') handes) and sealter this 22nd day of December Signed, sealed and delivered in the presence of (SEAL) Of MA Week .(SEAL) 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)
-aign, 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 grecution thereof. 3 WORN to before me th 22nd day of December ١Ô My commission expires: PSTATE OF SOUTH CAROLINA RENUNCIATION OF DOWER 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, soluntarily, and without any compulsion, dread or fear of any person phomsoever, 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 22ndy of December Jan Loui

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Rotary Public for South Carolina My commission expires: 3/26/89

RECORDED this 26th day of Dec., 1979

4328 RV.

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