

STATE OF SOUTH CAROLINA

COUNTY OF

KNOW ALL MEN BY THESE PRESENTS, that I, Joan P. Holcombe,

in consideration of Five Thousand One Hundred (\$5,100.00) and assumption of mortgages the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto M. Franklin Holcombe, Jr. and his heirs and assigns, my one-half undivided interest in and to the following described property:

ALL that lot of land with the buildings and improvements thereon situate on the south side of Broughton Drive in the City of Greenville, Greenville County, South Carolina, being shown as Lot 13 of Section G on plat of Croftstone Acres, made by Piedmont Engineering Service, recorded in the RMC Office for Greenville County, S.C., in Plat Book Y at Page 91, and having according to said plat, the following metes and bounds, to-wit: 12(235) 183.1-4-13

BEGINNING at an iron pin on the south side of Broughton Drive, at the joint front corner of Lots 13 and 14, and runs thence along Broughton Drive N. 87-03 E. 59.5 feet to an iron pin; thence still along Broughton Drive S. 68-20 E. 60.5 feet to an iron pin; thence along the line of Lot 12 S. 32-49 W. 183 feet to an iron pin; thence with the line of Lot 14 N. 5-27 W. 174.3 feet to the beginning corner on Broughton Drive.

This property is conveyed subject to all restrictions, rights of way, easements or encroachments that may appear of record affecting said plat.

As part of the consideration for this conveyance, the Grantee herein assumes and agrees to pay the balance due on that certain mortgage given to Fidelity Federal Savings & Loan Association in the original amount of \$38,450.00, recorded in the RMC Office for Greenville County, S.C., in Mortgage Book 1456 at Page 646, and having a present approximate balance due thereon of \$37,000.00, and in addition grantee agrees to pay a second mortgage to CIT in the approximate amount of \$4,000.00.

This is the same property conveyed to the Grantors herein by deed of M. Douglas Durham and Janet B. Durham recorded November 21, 1979, in Deed Book 1116 at Page 167, in the RMC Office for Greenville County, S.C.

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 11th day of August, 1982.

SIGNED, sealed and delivered in the presence of: 11th Joan P. Holcombe (SEAL)

Dorothy T. Haun (AL)
Cornelia Ragan (AL)

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 11th day of August, 1982.

Cornelia Ragan (SEAL)
Notary Public for South Carolina

My commission expires 5-5-91

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER FEMALE GRANTOR

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 11th day of August, 1982.

Dorothy T. Haun (SEAL)
Notary Public for South Carolina

My commission expires

RECORDED AUG 11 1982 at 2:38 P.M. 19