

State of South Carolina

GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That Ronald K. Griffin hereafter referred to as Grantor, in consideration of the sum of Sixty One Thousand Two Hundred Twenty Seven and 07/100 (\$61,227.07) plus assumption of mortgage described below hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantees, their heirs and assigns forever.

ALL that piece, parcel or tract of land with the buildings and improvements thereon, situate on the North side of Roper Mountain Road, near the City of Greenville, County of Greenville, State of South Carolina, and containing 10.70 acres, according to a survey made by C.O. Riddle, Surveyor, dated June, 1960, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book AAA, Page 89, and having according to said survey the following metes and bounds:

BEGINNING at a point in the center of the intersection of Roper Mountain Road and Miller Road, and running along Roper Mountain Road, N. 76-27 W. 1222.6 feet to an iron pin in the center of said Roper Mountain Road; thence along the line of property now or formerly of Jessica C. Hayes, N. 26-26 E. 493.3 feet to an iron pin; thence along line of property of Adams, S. 77-06 E. 661.5 feet to an iron pin on the Southwest edge of a county road; thence with the said county road S. 31-00 E. 191.4 feet to an iron pin; thence continuing with said road, S. 32-10 E. 467.9 feet to a point in Miller Road; thence along Miller Road, S. 50-00 W. 31.45 feet to the point of beginning.

- 195-547.2-1-22.1

This conveyance is made subject to any restrictions, zoning ordinances or easements that may appear of record, on the recorded plat(s) or on the premises.

This being the same property conveyed to the Grantor herein by deed from Cary L. Page, Jr., recorded November 7, 1978 in Deed Book 1091 at Page 417 in the RMC Office for Greenville County, South Carolina.

As a part of the consideration herein, the Grantees assume and agree to pay the outstanding balance owing on that certain Note and Mortgage given by Cary L. Page, Jr. to Anderson Savings and Loan Association, in the principal amount of \$134,000, which Mortgage is recorded in the RMC Office for Greenville County, in Book 1424, at Page 843, said Note and Mortgage having a balance of \$131,272.93.

(Continued on Reverse)

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 23 day of March, 1979.

Signed, Sealed and Delivered in the Presence of

Jana C. Buford

Ronald K. Griffin (Seal)

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

I personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

23rd day of March, 1979

Jana C. Buford (Seal) Notary Public for South Carolina

My Commission expires 10-17-80

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. [Name] wife of the within named Grantor did this day appear before me, and 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 or persons whatsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

23rd day of March, 1979

[Signature] (Seal) Notary Public for South Carolina

My Commission expires 10-17-80

Executed this day of

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