

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and or of record.

Grantor grants, conveys and assigns to Grantee the easement conveyed to Grantor pursuant to that certain "Sewer Line Rider" attached to deed of Tankersley Real Estate Corp. to Grantor (referenced below) and all other rights of Grantor under said Sewer Line Rider.

As part of the consideration of this Deed, the Grantee agrees to assume and pay in full the indebtedness due on the note and mortgage covering the above described property owned by Effie Lloyd Allen Beattie, dated January 8, 1982 and recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgage Book 1561 at Page 329, to secure the original principal sum of \$ 149,997.55.

This is the same property conveyed to the Grantor herein by Deed of Effie Lloyd Allen Beattie dated January 8, 1982 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1160 at Page 830.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of public record in or actually existing on the ground affecting the above described property.

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 Premises before mentioned unto the said grantee(s) and the grantee's(s') Heirs or Successors and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor's(s') and the grantor's(s') Heirs, or Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said grantees(s)

and grantee's(s') Heirs or Successors and Assigns, against the grantor(s) and the grantor'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 8th day of January

in the year of our Lord one thousand, nine hundred and eighty two

in the two hundred and sixth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of

Harvey B. Sanders
Carol B. Bennett

PINE VALLEY PROPERTIES, a South Carolina General Partnership (L.S.)

By: *Hewitt K. Sullivan* (L.S.)

By: *W. Jack Kennion* (L.S.)
General Partners

(L.S.)

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