

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GR: F E D
JAN '82
PETERSLEY

BOOK 1162 PAGE 57

KNOW ALL MEN BY THESE PRESENTS, that Joe G. Thomason and Bob R. Janes

in consideration of Two Thousand Two Hundred Seventy-Three and 46/100 (\$2,273.46) ---Dollars, and assumption of the mortgage indebtedness recited hereinbelow, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto J & B Investment Company, A South Carolina General Partnership, its successors and assigns, forever:

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Marietta, being shown and designated as Lot No. 13 on a plat of FOREST HILLS, Section I, recorded in the RMC Office for Greenville County, S. C. in Plat Book 000, at Page 111, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of South Forest Circle at the joint corner of Lots Nos. 12 and 13 and running thence along the southeastern side of said Circle, N. 19-33 E. 20 feet to an iron pin; thence continuing with the southeastern side of said Circle, N. 41-47 E. 186.9 feet to an iron pin; thence S. 53-00 E. 274 feet to an iron pin; thence S. 37-00 W. 200 feet to an iron pin; thence N. 54-05 W. 283.6 feet to an iron pin, the point of beginning.

4 (399) 524.5 - 1 - 13 (NOTE)

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

This is the same property conveyed to the Grantors herein by deed of Danny Ray Simmons and Mary Katherine Simmons dated October 24, 1980, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1136, at Page 126, on October 24, 1980.

and agrees to pay the balance due on The Grantee herein assumes / that certain mortgage of Danny Ray Simmons and Mary Katherine Simmons to Panstone Mortgage Service, Inc., in the original principal sum of \$31,750.00, dated March 20, 1979, and recorded in the RMC (See reverse side hereof)

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(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 29 day of January, 1982.

SIGNED, sealed and delivered in the presence of

Joe G. Thomason (SEAL)
JOE G. THOMASON

Linda B. Osborne
[Signature]

Bob R. Janes (SEAL)
BOB R. JANES (SEAL)

STATE OF SOUTH CAROLINA
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PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign (ss) 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 29 day of January, 1982.

[Signature] (SEAL)

Linda B. Osborne

Notary Public for South Carolina
My commission expires: 7/30/90

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 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 29 day of January, 1982.

Linda B. Osborne (SEAL)
Notary Public for South Carolina
My commission expires: 1-11-90

Barbara T. Janes

RECORDED this _____ day of _____ 19 _____ at _____ M. No. _____

(CONTINUED ON NEXT PAGE)

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