

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Greenville, SC 29615

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KNOW ALL MEN BY THESE PRESENTS, that Milton P. Yeager, Jr. and Melissa Nann Yeager

In consideration of Eighteen Thousand and No/100 (\$18,000.00) plus assumption of mortgage indebtedness set forth 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 JESSE L. HARTLEY, JR., HIS HEIRS AND ASSIGNS FOREVER

ALL that certain piece, parcel or lot of land situate in the State of South Carolina, County of Greenville, Town of Mauldin, being known and designated as Lot 53 on plat of Bishop Heights, prepared by Ethan C. Allen, RLS, dated January, 1966 and recorded in the RMC Office for Greenville County in Plat Book BBB, Page 171, and on a more recent plat of property of Frank B. Woodruff, Jr., and Martha H. Woodruff, prepared by Freeland and Associates, dated May 5, 1975, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Ashmore Bridge Road, joint front corner of lots 53 and 52 and running thence N. 57-29 W., 225.0 feet to an iron pin; thence S. 32-31 W., 100.0 feet to an iron pin at the joint rear corner of lots 54 and 53; thence with the common line of lots 54 and 53, S. 57-29 E., 225.0 feet to an iron pin on Ashmore Bridge Road; thence with said Ashmore Bridge Road, N. 32-31 E., 100.0 feet to an iron pin, being the point of beginning.

Grantee hereby assumes and covenants to perform all the terms and conditions of the obligations set forth in that certain promissory note executed by Milton P. Yeager, Jr. and Melissa Nann Yeager and delivered to South Carolina National Bank in the amount of Thirty Thousand Eight Hundred Fifty and No/100 (\$30,850.00) and that certain mortgage securing said promissory note upon the property conveyed herein, which mortgage is recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1338, page 805 on May 9, 1975, and a principal balance of Twenty-eight Thousand Two Hundred Seventy-Three and 63/100 (\$28,273.63) Dollars, including the obligation to repay said debt.

The Grantors further transfer and convey any and all escrow funds under the above mortgage.

This conveyance is made subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

This being the same property conveyed unto the grantors by deed of Frank B. Woodruff, Jr. and Martha H. Woodruff, recorded in the RMC Office for Greenville County, S. C. in Deed Book 1052, page 995 on March 18, 1977.

15(799) M7.4-1-52

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 27 day of May 19 83

SIGNED, sealed and delivered in the presence of:

Milton P. Yeager, Jr. (SEAL)
Melissa Nann Yeager (SEAL)

Eugene Perry Edwards
Jane H. Smith

STATE OF SOUTH CAROLINA (SEAL)
GREENVILLE COUNTY TAX COMMISSION
DOCUMENTARY TAX STAMP 36.00

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) sign, seal and as the grantor(s)'s act and deed delivers the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 27 day of May 19 83
Jane H. Smith

Notary Public for South Carolina
My Commission Expires August 16, 1984

STATE 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 advised by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whatsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, 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 27 day of May 19 83
Melissa Nann Yeager

Eugene Perry Edwards (SEAL)
Notary Public for South Carolina

SOUTH CAROLINA COUNTY DOCUMENTARY TAX STAMP 19.80

RECORDED this MAY 30 1983 at 10:17 A.M. 31949