

FILLED  
GREENVILLE CO. S. C.

TITLE TO REAL ESTATE - INDIVIDUAL FOR *John N. Mullinax & Kathleen H. Mullinax* Greenville, S. C.

VOL 980 PAGE 373

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY  
R.H.C.

KNOW ALL MEN BY THESE PRESENTS, that John N. Mullinax and Kathleen H. Mullinax

in consideration of Two Thousand Three Hundred and No/100 (\$2,300.00)----- Dollars  
and assumption of mortgage indebtedness set forth below  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release  
unto Marion E. Duncan and Charlean D. Duncan, their heirs and assigns, forever:

ALL that piece, parcel or lot of land, together with buildings and improvements  
situate, lying and being on the Southern side of Berkley Avenue about three  
miles from the City of Greenville, South Carolina, being shown and designated  
as Lot No. 22 on a Plat of the Property of Ethel Y. Perry Estate, dated  
November, 1947, prepared by W. J. Riddle, Surveyor, and recorded in the RMC  
Office for Greenville County, S.C., in Plat Book R, page 127, and being shown  
on a more recent plat entitled "Property of John N. Mullinax & Kathleen H.  
Mullinax", dated August 10, 1971, prepared by Jones Engineering Service, and  
having according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Berkley Avenue at the joint  
front corner of Lots Nos. 21 and 22, and running thence N. 80-52 W., 60 feet  
to an iron pin at the joint front corner of Lots Nos. 22 and 23; thence with  
the joint line of said lots, S. 9-08 W, 132.5 feet to an iron pin; thence  
with the line of Lot No. 26, S. 80-03 E., 60 feet to an iron pin at the joint  
rear corner of Lots Nos. 21 and 22; thence with the line of said lots, N. 9-08 E.  
133.4 feet to an iron pin on the Southern side of Berkley Avenue, the beginning  
corner.

The above property is the same conveyed to John N. Mullinax and Kathleen H.  
Mullinax by deed of Moneta S. Edens recorded in Deed Book 923, page 93 and  
is hereby conveyed subject to rights of way, easements, conditions, public  
roads and restrictive covenants reserved on plats and other instruments of  
public record and actually existing on the ground affecting said property.

As a part of the consideration for this deed, the Grantees assume and agree to  
pay in full the indebtedness due on a note and mortgage given by the Grantors  
to Thomas & Hill, Inc, dated August 17, 1971 recorded in the RMC Office for  
Greenville County, S.C. in Mortgage Book 1203, page 41 in the original  
sum of \$14,950.00 which has a present balance due in the sum of \$14,604.00.

As a further part of the consideration of this deed, the Grantors do hereby  
setover, assign and transfer unto the Grantees all their right, title and  
interest in and to all escrow deposits maintained by the above named mortgage  
together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or apper-  
taining; 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 whatsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 17 day of December 19 73,  
Signed, sealed and delivered in the presence of  
*Dandra J. Clary* (SEAL) *John N. Mullinax* (SEAL)  
*John M. O'Leary* (SEAL) *Kathleen H. Mullinax* (SEAL)  
Kathleen H. Mullinax

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 deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the  
execution thereof.  
SWORN to before me this 17 day of December 19 73.

*Dandra J. Clary* (SEAL)  
Notary Public for South Carolina  
My commission expires: 1/12/81  
Greenville County  
Stamps  
Paid \$2.75  
Act No. 330 Sec. 1

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 examined 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 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  
17 day of December 19 73.  
*Dandra J. Clary* (SEAL) *Kathleen H. Mullinax*  
Notary Public for South Carolina  
My commission expires: 1/12/81

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_ at \_\_\_\_\_ M., No. \_\_\_\_\_  
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