

DEED TO REAL ESTATE - INDIVIDUAL FORM - DEED & MORTGAGE, P.A. GREENVILLE, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1072-907

KNOW ALL MEN BY THESE PRESENTS, that RONALD H. MCGARITY and SYLVIA N. MCGARITY

in consideration of Two Thousand and no/100 (\$2,000.00) ----- Dollars
(and assumption of mortgage indebtedness as 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 STANLEY E. DUNCAN and DEBORAH B. DUNCAN, their heirs and assigns:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the easterly side of Citadel Street, in the County of Greenville, State of South Carolina, being shown as Lot No. 20 on a plat of REVISION OF A PORTION OF KENMORE TERRACE, made by Campbell & Clarkson, Surveyors, Inc., dated June 24, 1971, recorded in Plat Book 4-N, page 21, reference to which plat is hereby craved for the metes and bounds thereof.

-156-466.3-1-98

The above property is the same conveyed to the Grantors by deed of A. J. Prince Builders, Inc., recorded December 10, 1971, in Deed Book 931, page 382, and is hereby conveyed subject to all 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 agree and assume to pay in full the indebtedness due on a note and mortgage given to Cameron-Brown Company by Ronald H. McGarity and Sylvia N. McGarity, recorded December 10, 1971, in Mortgage Book 1216, page 83, in the principal sum of \$17,550.00, which has a present balance due in the sum of \$16,386.41.

As a further part of the consideration for this deed, the Grantors hereby assign, transfer and set over unto the Grantees all their right, title and interest in and to any escrow deposits maintained by the mortgagee with reference to the above mortgage loan.

The Grantees agree to pay Greenville County property taxes for the tax year 1978 and subsequent years.

together with all and singular the rights, members, tenements 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 hereby bind the grantor(s) and the grantee(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 25th day of January 19 78
Signed, sealed and delivered in the presence of
William J. ... *Ronald H. McGarity* (SEAL)
Sylvia N. McGarity (SEAL)

STATE OF SOUTH CAROLINA PROBATE
COUNTY OF GREENVILLE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantee(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 25th day of January 19 78
William J. ... (SEAL)
Notary Public for South Carolina 5/22/83

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 grantee(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 25th day of January 19 78
Sylvia N. McGarity (SEAL)
Notary Public for South Carolina 5/22/83

RECORDED this day of JAN 20 1978 19 at
At 11:16 A.M. 22111

20.50

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