

TITLE TO REAL ESTATE - INDIVIDUAL FORM John M. Dillard, P.A., Greenville, S. C.

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Henry E. Boland and Betty M. Boland

in consideration of Nine Hundred and No/100 (\$900.00) 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 Dempsey Real Estate Co., Inc., its successors and assigns, forever:

ALL that piece, parcel or lot of land with all buildings and improvements thereon situate, lying and being on the southern side of Cochran Drive in Gantt Township, Greenville County, South Carolina being shown and designated as Lot No. 7 on a plat of Dempsey Heights made by Enwright Associates, Engineers dated June 4, 1971 recorded in the RMC Office for said County and State in Plat Book 4-N, page 11, reference to said plat is hereby craved for the metes and bounds thereof.

The above described property is the same conveyed to the Grantors by deed of Dempsey Real Estate Co., Inc. recorded in the RMC Office for Greenville County, South Carolina in Deed Book 955, page 258 and is hereby conveyed subject to the rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the grounds affecting said property.

As a part of the consideration of this deed, the Grantee agrees and assumes to pay in full the indebtedness due on the note and mortgage covering the above described property given to Carolina Federal Savings & Loan Association dated September 14, 1972 in the original sum of \$15,850.00 and recorded in the RMC Office for said County and State in Mortgage Book 1249, page 197 which has a present balance due in the sum of \$15,507.04.

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

The Grantee agrees and assumes to pay Greenville County property taxes for the tax year 1974 and subsequent years.



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 March 1974. Signed, sealed and delivered in the presence of: Andrea J. Gray, Jack H. Mitchell III, Henry E. Boland, Betty M. Boland.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

PROBATE

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 29 day of March 19 74.

Notary Public for South Carolina My commission expires: 1/12/81

Jack H. Mitchell III (SEAL) Greenville County 1-10

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 March 19 74.

Notary Public for South Carolina My commission expires: 1/12/81

Betty M. Boland (SEAL)

RECORDED this 29 day of March 1974 at M. No. 24237

REC-50

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