

TITLE TO REAL ESTATE - INDIVIDUAL FORM

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S.C. Dillard, P.A.C. Greenville, S.C.

JUL 18 10 39 AM '74
DONNIE S. TANKERSLEY
R.M.C.

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Greenville County
Stamps
Paid \$ 11.00
Act No. 380 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that WE, RICHARD ALBERT REED and JANIE J. REED

in consideration of Nine Thousand Five Hundred Twenty-seven and 43/100 (\$9,527.43) -- 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 JAMES I. MAYNE and ANNE RUTH M. MAYNE, their heirs and assigns, forever:

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the southern side of Indian Trail, in Greenville County, South Carolina, being shown and designated as Lot No. 5 on a plat of DOGWOOD TERRACE, made by J. Mac Richardson, Surveyor, dated May, 1960, recorded in the RMC Office for Greenville County, S.C., in Plat Book UU, page 5, and having a frontage on Indian Trail of 100 feet, reference to which plat is hereby craved for the metes and bounds thereof.

The above described property is the same property conveyed to Richard Albert Reed and Janie J. Reed by deed of Henry L. Franks recorded in Deed Book 917, page 420 and is hereby conveyed subject to rights of way, easements, setback lines, conditions, public roads and restrictive covenants 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 Collateral Investment Company, dated June 9th, 1971, in the principal sum of \$15,500.00, which has a present balance due in the sum of \$14,972.57.

As a further part of the consideration for this deed, the grantors do hereby setover, transfer and assign all their right, title and interest in and to any escrow account maintained by the above named mortgagor, unto the grantees.

The Grantees agree and assume 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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and assigns against the grantor(s) and the grantor(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 15th day of July 1974.
Signed, sealed and delivered in the presence of
Constance A. McBride (SEAL) Richard Albert Reed (SEAL)
Jack H. Mitchell III (SEAL) Janie J. Reed (SEAL)

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)' 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 15th day of July 1974

Constance A. McBride (SEAL)
Notary Public for South Carolina
My commission expires: 5/22/83

Jack H. Mitchell III

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)' 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

15th day of July 1974
Constance A. McBride (SEAL)
Notary Public for South Carolina
My commission expires: 5/22/83

Janie J. Reed
Janie J. Reed

RECORDED this day of JUL 16 1974 at M. No. 1511

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