

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

STATE OF SOUTH CAROLINA 3:21

COUNTY OF GREENVILLE



1012 PAGE 455

42.00
Greenville County
Stamps
Paid \$ 23.10
Act No. 380 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that LOUIS G. MANIOS

in consideration of Twenty Thousand Five Hundred Ninety-two and 52/100 (\$20,592.52) - 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 B. CANTRELL and CYNTHIA M. CANTRELL, their heirs and assigns, forever:

ALL that piece, parcel or lot of land, together with all buildings and improvements, situate, lying and being on the northern side of Galphin Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 12 on a plat of the PROPERTY OF ALICE W. GILSTRAP made by Piedmont Engineering Service, dated May, 1954, recorded in the RMC Office for Greenville County, S. C., in Plat Book HH, page 63, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Galphin Drive at the joint front corner of Lots Nos. 11 and 12 and running thence with the common line of said lots, N. 10-16 W., 487.3 feet to an iron pin; thence S. 78-51 W., 237.9 feet to a point in the center line of a branch; thence with the center of a branch as the line, the following traverse lines: S. 14-15 E., 237.5 feet to a point and S. 26-39 E., 258.7 feet to a point where said stream intersects with the northern side of Galphin Drive; thence with the northern side of Galphin Drive, N. 80-03 E., 150 feet to the point of beginning.

-271-P11-2-150

The above property is the same conveyed to the Grantor by deed of C. F. Cope recorded in Deed Book 918, page 616 and is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants of public record and actually existing on the ground affecting said property.

The Grantees agree and assume to pay in full the indebtedness due on a note and mortgage given by Louis G. Manios to Security Federal Savings & Loan Association in the original sum of \$30,000.00, dated June 25, 1971, recorded in Mortgage Book 1196, page 354, which has a present balance due in the sum of \$27,407.48.

The Grantees agree to pay Greenville County property taxes for the tax year 1975 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 30th day of December 19 74.

Signed, sealed and delivered in the presence of

Constance G. McBride (SEAL)

[Signature] (SEAL)

Louis G. Manios

[Signature] (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(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 30th day of December 19 74.

Constance G. McBride (SEAL)

[Signature]
John M. Dillard

Notary Public for South Carolina
My commission expires: 5/22/83

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

30th day of December 1974.

[Signature] (SEAL)

[Signature]

Notary Public for South Carolina
My commission expires: 9/1/79

RECORDED this 31 day of DEC 31 1974 at 3:21 P. M. No. 15749

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