

DEED TO REAL ESTATE - INDIVIDUAL FORM John M. Dillard, Notary Public, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that MICHAEL A. THOMAS and NANCY W. THOMAS

in consideration of Seven Thousand Eighty-three and 07/100ths (\$7,083.07) ----- 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 4-D BUILDERS CORP., its successors and assigns:

ALL that piece, parcel or lot of land, together with all buildings and improvements, situate, lying and being on the southwestern side of Scottswood Drive (also known as Marchant Road), in Greenville County, South Carolina, being shown and designated as Lot No. 324 on a plat of DEL NORTE ESTATES, SECTION II, made by Piedmont Engineers and Architects, dated May 22nd, 1971, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-N, page 12 and 13, reference to which is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the Grantors by deed of Bob Maxwell Builders, Inc., recorded in the RMC Office for Greenville County, S. C., in Deed Book 997, page 21, 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 Grantee agrees and assumes to pay in full the indebtedness due on a note and mortgage given by Michael A. Thomas and Nancy W. Thomas to First Federal Savings & Loan Association, in the original sum of \$33,200.00, dated April 11th, 1974, recorded in Mortgage Book 1307, page 6, which has a present balance due in the sum of \$32,916.93.

The Grantee agrees to pay Greenville County property taxes for the tax year 1975 and subsequent years.

As a further part of the consideration for this deed, the Grantors do hereby setover, transfer and assign unto the Grantee all their right, title and interest in and to any escrow deposited maintained on the above referred to mortgage.

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 grantees(s), and the grantees(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 grantees(s) and the grantees(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)' hands and seals this 30th day of June 19 75. Signed, sealed and delivered in the presence of: Michael A. Thomas, Nancy W. Thomas



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)' 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 June 19 75. John M. Dillard, Notary Public for South Carolina, My commission expires: 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 (wivest) 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 grantees(s) and the grantees(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 June 19 75. Nancy W. Thomas

Notary Public for South Carolina, My commission expires: 5/22/83 RECORDED this day of JUN 19 75 at 3:41 P. M. No. 30980

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