

FILE TO REAL ESTATE - INDIVIDUAL FORM - Dillard & Mitchell, P.A., Greenville, S. C.

1983 415

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that **JAMES C. SHEPARD, JR. AND AUDREY D. SHEPARD,**
in consideration of **Nine Thousand Five Hundred Thirteen and 26/100ths (\$9,513.26)**- Dollars
and assumption of the 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
LEONARD C. WOOD and PHYLLIS A. WOOD, their heirs and assigns:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the eastern side of Old Mill Road, in the Town of Mauldin, Greenville County, South Carolina, being known and designated as Lot No. 91 on a plat of HILLSBOROUGH, SECTION I, made by Jones Engineering Service, dated April, 1969, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book WWW, at page 56, reference to which plat is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to the Grantors by deed of Gary V. Sutton and Anne B. Sutton, recorded December 9, 1976 in Deed Book 1047 at page 630, 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. - 799 - M 415 - 1 - 62

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

As a part of the consideration of this deed, the Grantees agree and assume to pay in full the indebtedness due on the note and mortgage covering the above described property given to the North Carolina National Bank in the original sum of \$40,000.00, recorded December 9, 1976 in Mortgage Book 1384, page 766, which has a present balance due in the sum of \$39,486.74.

As a further part of the consideration of this deed the Grantors do hereby assign, transfer and setover unto the Grantees all their right, title and interest in and to and to any escrow deposits maintained by the Mortgagee in connection with the mortgage loan referred to above.

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 18th day of July 1978
Signed, sealed and delivered in the presence of:
Christina H. Wood (SEAL) James C. Shepard, Jr. (SEAL)
Jack H. Mitchell III (SEAL) Audrey D. Shepard (SEAL)

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(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 18th day of July 19 78
Christina H. Wood (SEAL) Jack H. Mitchell III
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 (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 18th day of July 19 78
Christina H. Wood (SEAL) Audrey D. Shepard
Notary Public for South Carolina
My commission expires 19th 5/22/83 July 19 78 at 9:56 A/ M. No. 1145 116

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