

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

107 Pheasant Trail
Greenville, S. C. 29607

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

DEC 20 12 38 PM '84

KNOW ALL MEN BY THESE PRESENTS, that Thomas G. Brown and Donna B. Brown

in consideration of Eleven Thousand Three Hundred Fifty-one and 03/100 (\$11,351.03) Dollars and assumption of mortgage indebtedness recited hereinbelow, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto John H. Ware and Juliet S. Ware, their heirs and assigns, forever:

ALL that piece, parcel or lot of land, with all buildings and improvements, situate, lying and being on the southern side of Pheasant Trail, in the Town of Mauldin, Greenville County, South Carolina, being shown and designated as Lot No. 39 on a plat of FORRESTER WOODS, Section I, made by R. B. Bruce, Surveyor, dated March 14, 1972, recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-N, page 78, reference to which is hereby craved for the metes and bounds thereof.

The above described property is the same conveyed to the Grantors by deed of Robert D. Hughey and Linda S. Hughey, recorded on July 7, 1981, in the RMC Office for Greenville County, S. C. in Deed Book 1151, page 310, and is hereby conveyed subject to all rights of way, easements, conditions, public roadways, 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 Grantees assume and agree to pay in full the indebtedness due on a note and mortgage given by Robert D. Hughey and Linda S. Hughey to NCNB Mortgage Corporation, in the original sum of \$61,850.00, recorded in Mortgage Book 1486, page 97, on October 29, 1979, assigned to Federal National Mortgage Association in Mortgage Book 1490, page 854 and which has an approximate balance due in the sum of \$ 59,866.80.

As a further part of the consideration for this deed, the Grantees assume and agree to pay in full the indebtedness due on a note and mortgage given by Thomas G. Brown and Donna B. Brown to Harnischfeger, Inc. in the original sum of \$10,000.00, recorded in Mortgage Book 1652, page 272, on March 15, 1984, and which has an approximate balance due in the sum of \$ 8,282.17.

15-799-M9.1-1-52

As a further part of the consideration for this deed, the Grantors hereby assign, transfer and set over unto the Grantees all their (SEE REVERSE) 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 19th day of December 19 84 Signed, sealed and delivered in the presence of:

Juliet S. Ware (SEAL)
Thomas G. Brown (SEAL)
Donna B. Brown (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 19th day of December 19 84

Juliet S. Ware (SEAL)
Notary Public for South Carolina
My commission expires: 9/6/93

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER -Not Necessary, dower declared
COUNTY OF GREENVILLE } Unconstitutional

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
day of 19

(SEAL)
Notary Public for South Carolina
My commission expires:

(CONTINUED ON NEXT PAGE)

RECORDED this day of 19 at M., No.

0370

2-AR-8267