

DONNIE S. TANKERSLEY

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

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Charles H. Marks, III and Loraine L. Marks

in consideration of Two Thousand Nine Hundred Seventy Nine and 74/100 (\$2,979.74) 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 Kenneth J. Brown and Glenda C. Brown, 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 southern side of Embry Street in Greenville County, South Carolina, being shown and designated as Lot No. 33 on a plat of Colonial Hills, Section 2, made by Piedmont Engineers & Architects, dated June 17, 1964, recorded in the RMC Office for Greenville County, South Carolina in Plat Book RR, page 185, reference to which is hereby craved for the metes and bounds thereof.

The above described property is the same conveyed to the Grantor herein by deed of Sum-U-Sell, Inc., recorded in the RMC Office for Greenville County, South Carolina in Deed Book 990, page 616, 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 grounds affecting said property.

The Grantees assume and agree to pay Greenville County property taxes for the year 1974 and subsequent years.

As a part of the consideration of this deed, the Grantees assume and agree to pay in full the indebtedness due on a note and mortgage covering the above described property given to Cameron Brown Company dated December 14, 1973 in the original sum of \$23,700.00 recorded in the RMC Office for said County and State in Mortgage Book 1297, page 709 which has a present balance due in the sum of \$23,620.26.

As a further part of the consideration for this deed, the Grantor hereby assigns, transfers and sets over unto the Grantees all their right, title and interest in 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 and from 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 July 1974.

Signed, sealed and delivered in the presence of: Michael L. Ward (SEAL), Charles H. Marks III (SEAL), H. Dennis Sheppard (SEAL), and Loraine L. Marks (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 July 19 74.

H. Dennis Sheppard (SEAL) and Michael L. Ward (SEAL)
Notary Public for South Carolina
My commission expires: March 14, 1983

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 under-signed 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 19th day of July 19 74
H. Dennis Sheppard (SEAL) and Loraine L. Marks (SEAL)
Notary Public for South Carolina
My commission expires: March 14, 1983

RECORDED this JUL 24 1974 day of at M. No. 2287

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