

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

BOOK 1009 PAGE 376

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that LEON S. ORSER, JR. and ELIZABETH F. ORSER,

in consideration of Fifteen Thousand Eight Hundred Eighty-four & 93/100 (\$15,884.93) - 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 R. BEAN and JANET S. BEAN, their heirs and assigns, forever:

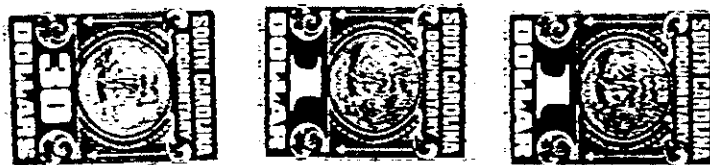
ALL that piece, parcel or lot of land, together with all buildings and improvements, situate, lying and being at the northwestern corner of the intersection of Marlboro Drive with Lancaster Lane, near the City of Greenville, in Greenville County, South Carolina, being shown and designated as Lot No. 287 on a plat of BELLE MEADE, SECTION 3, made by Piedmont Engineering Service, dated March 28th, 1956, recorded in the RMC Office for Greenville County, S. C., in Plat Book GG, page 187, reference to which is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the grantors, Leon S. Orser, Jr. and Elizabeth F. Orser, by deed of Ned G. Munsey, recorded in the RMC Office for Greenville County, S. C., in Deed Book 630, page 187, and is hereby conveyed subject to rights of way, easements, setback lines, restrictions, public roads and conditions 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 agree and assume to pay in full the indebtedness due on a note and mortgage given by Ned G. Munsey to General Mortgage Company in the original sum of \$16,300.00, recorded on February 26th, 1957 in Mortgage Book 706, page 119, which has a present balance due in the sum of \$7,115.07.

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

The Grantors hereby transfer, setover and assign all their right, title and interest in and to any escrow deposits maintained by the above Mortgagee unto the Grantees.



Greenville County  
Stamps  
Paid \$ 17.00  
Not. No. 360 Sec. 1

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 18 day of September 1974.

Signed, sealed and delivered in the presence of:

Walter J. Pappas (SEAL) Leon S. Orser, Jr. (SEAL)  
Myrtle Huff (SEAL) Elizabeth F. Orser (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 18 day of September 1974.

Walter J. Pappas (SEAL) Myrtle Huff

Notary Public for South Carolina  
My commission expires: 5/14/81

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 (twives) 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 18 day of September 1974  
Elizabeth F. Orser (SEAL) Elizabeth F. Orser

Notary Public for South Carolina  
My commission expires: 5/14/81

RECORDED this 29 day of OCT 29 1974 at 10:33 A. M. No. 11046

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