

TITLE TO REAL ESTATE - INDIVIDUAL FORM - John M. Dillard, P.A., Greenville, S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

34.00
Greenville County
Stamps
Paid \$ 18.70
Act No. 380 Sec. 1



KNOW ALL MEN BY THESE PRESENTS, that W. S. JENNINGS, JR. and NANCY J. JENNINGS

in consideration of Sixteen Thousand Eight Hundred Fifty-six and 25/100 (\$16,856.25) 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 JEFFREY R. SELWYN and MARSHA T. SELWYN, 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 western side of Iverson Street, in Greenville County, South Carolina, being shown and designated as Lot No. 1 on a plat of HERITAGE HILLS, SECTION 2, recorded in the RMC Office for Greenville County, S. C., in Plat Book WWW, page 15, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Iverson Street at the joint front corner of Lots Nos. 1 and 2 and running thence with the common line of said lots, S. 70-27 W., 139.5 feet to a point; thence S. 22-54 E., 110 feet to a point; thence N. 73-40 E., 140 feet to an iron pin on the western side of Iverson Street; thence with the western side of Iverson Street, N. 22-50 W., 119 feet to an iron pin, the point of beginning.

The above property is the same conveyed to W. S. Jennings, Jr., by deed of Freeman T. Forrester, et al, recorded in Deed Book 903, page 341, a one-half interest in which was conveyed by W. S. Jennings, Jr. to Nancy J. Jennings in Deed Book 939, page 88, and is hereby conveyed subject to rights of way, easements, setback lines, public roads, restrictive covenants and conditions reserved on plat 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 covering the above described property, given by W. N. Leslie, Inc., to Carolina Federal Savings & Loan Association in the original sum of \$22,000.00, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 1113, page 611, which has a present balance due in the sum of \$20,143.75.

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

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 December 19 74.
Signed, sealed and delivered in the presence of:
Constance G. McBride (SEAL) W. S. Jennings, Jr. (SEAL)
John M. Dillard (SEAL) Nancy J. Jennings (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 December 19 74.
Constance G. McBride (SEAL) 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 (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 December 19 74.
Constance G. McBride (SEAL) Nancy J. Jennings
Notary Public for South Carolina
My commission expires: 5/22/83
RECORDED this 20 day of DEC 20 1974, at 9:57 A. M. No. 15177

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