

TITLE TO REAL ESTATE - INDIVIDUAL FORM
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
Dillard & Mitchell, P.A., Greenville, S. C.
AUG 17 4 19 PM '76
DONNIE S. TANKERSLEY
R.M.C.

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WM. GOLDSMITH CO.
611 N. Main Street
Greenville, S.C.

KNOW ALL MEN BY THESE PRESENTS, that I, MARSHA T. SELWYN

(\$16,501.18 Dollars)
in consideration of SIXTEEN THOUSAND, FIVE HUNDRED, ONE AND 18/100 and assumption of mortgage indebtedness hereinbelow set forth
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto WM. GOLDSMITH CO., its successors and assigns forever:

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, 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, made by R.B. Bruce, Surveyor, dated April 17, 1968, recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book WWV, 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 an iron pin; thence S. 22-54 E., 111 feet to an iron pin; 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 described property is the same conveyed to the grantor herein by deed of Jeffrey R. Selwyn recorded February 7, 1975 in Deed Book 1014 at page 337, and is hereby conveyed subject to rights of way, easements, conditions, roadways, restrictive covenants, setback lines and public roadways reserved on plats and other instruments of public record and actually existing on the ground affecting said property. - 271 - 277.2 - 18

The grantee herein agrees and assumes to pay Greenville County property taxes for the tax year 1976 and subsequent years.

As a part of the consideration for this deed, the grantee assumes and agrees to pay in full the indebtedness due on a note and mortgage covering the above described property given to Carolina Federal Savings and Loan Association in the original sum of \$22,000.00 recorded in Mortgage Book 1113, page 611, which has a present balance due and owing in the sum of \$16,468.82.

As a further part of the consideration for this deed, the grantor herein assigns, transfers and sets over unto the grantee all her 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 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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and assigns against the grantor(s) and the grantor(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 17th day of August 1976
Signed, sealed and delivered in the presence of
Jack H. Mitchell III
Aileen D. Putman
Marsha T. Selwyn (SEAL)
Greenville County (SEAL)
Stamps
Paid \$18.70
Act No. 380 Sec. 1

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 17th day of August 1976
Aileen D. Putman (SEAL)
Notary Public for South Carolina
My commission expires: 11-21-84
Jack H. Mitchell, III

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER NOT NECESSARY - GRANTOR WOMAN
COUNTY OF GREENVILLE }
I, the undersigned Notary Public wife (wives) of the above named grantor(s) respectively, did this day appear me, did declare that she does freely, voluntarily, and without any compulsion relinquish unto the grantee(s) and the grantee(s)' heirs or successors, and in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 19 day of August 1976
(SEAL)
Notary Public for South Carolina
My commission expires: 11-21-84



RECORDED this AUG 17 1976 at 4:19 P. M. No. 4637
277.4

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