

P.O. Box 10338
Ch. 10th St. Greenville, S.C. 29607

Prepared by WYCHE, BURGESS, FREEMAN & PARHAM, P. A., Attorneys at Law, Greenville, S.C.

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State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That Charles E. Upchurch, hereafter referred to as Grantor, in consideration of the sum of One Dollar (\$1.00) & other value considerations ~~XXXXXX~~, paid to Grantor by MAR, Inc., a North Carolina corporation, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee

See attached Exhibit A for legal description

This property was conveyed to Charles E. Upchurch by the deed of Regency Manor Apartments, a limited partnership, recorded on November 13, 1975 in Deed Book 1027 at Page 255.

This deed is an absolute conveyance of title in effect as well as in form and is not intended as a mortgage, trust conveyance, or security of any kind. The consideration therefor is the assumption by the grantee of the obligation of that certain Mortgage Note of the grantor payable to C. Douglas Wilson & Co. (predecessor of NCB Mortgage South, Inc.) dated July 12, 1974, secured by a Mortgage of Real Estate and Security Agreement of same date covering the property hereinabove described (plus an additional tract) recorded in the office of the RMC for Greenville County in Mortgage Book 1316 at Page 435 on July 15, 1974. The current outstanding principal balance of the indebtedness being assumed by the grantee is \$311,000.00.

BY CHARLES E. UPCHURCH

FILED
GREENVILLE CO. S. C.
MAY 1 4 32 PM '77
DORRIS S. TANKERSLEY
R.M.C.

For True Consideration See Affidavit
Book 39 Page 1598

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;
TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 30 day of May, 1977
Charles E. Upchurch (Seal)
Charles E. Upchurch

Signed, Sealed and Delivered in the Presence of
Jerry [Signature] (Seal)
[Signature] (Seal)
Grantor

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 30 day of May, 1977
[Signature] (Seal)
Notary Public for South Carolina
My Commission expires January 1, 1978 10/15/79

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. Charles E. Upchurch, wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this 30 day of May, 1977
[Signature] (Seal)
Notary Public for South Carolina
My Commission expires January 1, 1978 8/3/83
Recorded this _____ day of _____, 19____, at _____, M., No. _____

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