

40 Grant & Allen Real Estate

TITLE TO REAL ESTATE - INDIVIDUAL FORM Dillard & Mitchell, P.A., Greenville, S.C.

STATE OF SOUTH CAROLINA

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COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that CECIL EDWIN KISTLER and PEGGY H. KISTLER

in consideration of One Thousand Eight Hundred and no/100 (\$1,800.00) 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 CHARLES C. ANDERSON, CLIFF METCALF and CAROLYN V. CURTIS, their heirs and assigns:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the southern side of Clearview Avenue, in Gantt Township, Greenville County, South Carolina, being known and designated as Lot No. 81 on a plat entitled AUGUSTA ACRES PROPERTY OF MARSMEN, INC., made by Dalton & Neves, dated, 1946, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book S at page 201, reference to which plat is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to the Grantors by deed of Anne H. Gibson, recorded October 27, 1970 in Deed Book 901 at page 233, and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The Grantees agree and assume to pay Greenville County property taxes for the tax year 1978 and subsequent years. -155-391-2-8

As a further part of the consideration of this deed, the Grantees agree and assume to pay in full the indebtedness due on the note and mortgage covering the above described property given to Carolina National Mortgage Investment Co., Inc., in the original sum of \$16,400.00, recorded October 27, 1970 in Mortgage Book 1170 at page 601, which has a present balance due in the sum of \$15,171.59.

As a further part of the consideration of this deed, the Grantors do hereby assign, transfer and setover 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.

STATE OF SOUTH CAROLINA DOCUMENTARY STAMP TAX 04.00

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 grantee(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 grantee(s)'s hand(s) and seal(s) this 31st day of August 19 78. Signed, sealed and delivered in the presence of: Constance S. McBrine, Cecil Edwin Kistler (SEAL), Jack H. Mitchell, III, Peggy H. Kistler (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 31st day of August 1978. Constance S. McBrine (SEAL), Jack H. Mitchell, III (SEAL), 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 31st day of August 19 78. Constance S. McBrine (SEAL), Peggy H. Kistler

Notary Public for South Carolina My commission expires: 5/22/83 RECORDED this SEP 1 1978 at 10:04 A.M.

RECORDED

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