

5 Fieldstone Place
Greenville, S.C.

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that Eugene Dennis Speer and Emma Regina Speer

in consideration of Four Thousand Twenty-eight and 66/100 (\$4,028.66)-----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 Timothy A. Barnett and Paula T. Barnett, their heirs and assigns forever

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the western side of Fieldstone Place in Greenville County, South Carolina, being known and designated as Lot No. 136 on a plat of Coach Hills made by Piedmont Engineers, Architects and Planners dated September 26, 1974, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-X, Pages 85 and 86 and as shown on a revised plat thereof dated November 25, 1974 recorded in Plat Book 4-X at Page 94, reference to said plats are hereby made for a more complete description thereof.

As a part of the consideration of this deed the grantees assume and agree to pay in full the indebtedness due on the note and mortgage covering the above described property given to Collateral Investment Company in the original sum of \$45,950.00 recorded December 8, 1977 in Mortgage Book 1418 at Page 56 and re-recorded in Mortgage Book 1423 at Page 14, which has a present balance due in the sum of \$45,721.34.

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

The above property is the same property conveyed to the grantors by deed of Bankers Trust of South Carolina recorded December 8, 1977 in Deed Book 1069 at Page 858 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.

-200-540.1-1-207

Grantees agree and assume to pay Greenville County property taxes for the tax year 1978 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 31st day of August 19 78

Signed, sealed and delivered in the presence of:
DeLard & Mitchell
Paula T. Barnett

Eugene Dennis Speer (SEAL)
EUGENE DENNIS SPEER
Emma Regina Speer (SEAL)
EMMA REGINA SPEER

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

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 19 78

Paula T. Barnett (SEAL)
Notary Public for South Carolina
My commission expires: 8/4/79

DeLard & Mitchell

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

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

Emma Regina Speer
Notary Public for South Carolina
My commission expires: 8/4/79
RECORDED this _____ day of _____

Emma Regina Speer
EMMA REGINA SPEER

STATE OF SOUTH CAROLINA
NOTARY PUBLIC
STAMP TAX \$09.00

7236
5 1978 at 10:28 A.M.
RECORDED SEP

4328 RV-21