

FILED
TITLE TO REAL ESTATE - INDIVIDUAL GREENVILLE COUNTY, S.C. & SIMPSONVILLE, S.C.
218 Brookmere Road
Simpsonville, S. C.

STATE OF SOUTH CAROLINA (FEB 12 10 31 AM '79
COUNTY OF GREENVILLE (DONNIE S. TANKERSLEY R.M.C.)

VOL 1038 PAGE 773

KNOW ALL MEN BY THESE PRESENTS, that LAWRENCE WILLIAM ORR, JR.

in consideration of TEN THOUSAND, FOUR HUNDRED FIFTY AND NO/100 (\$10,450.00) and assumption of Dollars 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 DAVID E. SMITH AND DONNA R. SMITH, 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 Brookmere Road, in the Town of Simpsonville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 152 on a plat of BELLINGHAM SECTION TWO II made by Piedmont Engineers & Architects dated April 14, 1972 recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book 4-N at page 79, reference to which plat is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the grantor herein by deed of William O. Powell, Jr. and Catherine A. Powell recorded September 28, 1977 in Deed Book 1065 at page 732, and is hereby conveyed subject to all rights of way, easements, conditions, roadways, setback lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

-899-300.1-1-58

The grantees agree and assume to pay Greenville County and Town of Simpsonville property taxes for the tax year 1979 and subsequent years.

As a part of the consideration of this deed the grantees agree and assume to pay in full the indebtedness due on a note and mortgage given unto Collateral Investment Company in the original sum of \$30,000.00 recorded September 28, 1979 in Mortgage Book 1411 at page 336 covering subject property, which has a present balance due in the approximate sum of \$29,500.00.

As a further part of the consideration of this deed the grantor hereby assigns, transfers and sets over unto the grantees all his right, title and interest in and to any escrow deposits maintained by the mortgagee in connection with the mortgage loan referred to above.

The grantees herein by the acceptance of this deed specifically assume and agree to pay the indebtedness due under the terms of the above-referred to mortgage and also hereby assume the obligations of the grantor under the terms of the instrument creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned 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 9th day of February 1979
Signed, sealed and delivered in the presence of:
Aileen D. Putman (SEAL)
Robert M. Ariail (SEAL)
Lawrence William Orr, Jr. (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 9th day of February 19 79
Aileen D. Putman (SEAL)
Notary Public for South Carolina Aileen D. Putman
My commission expires: 11-21-84
Robert M. Ariail (SEAL)

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 9th day of February 19 79
Aileen D. Putman (SEAL)
Notary Public for South Carolina
My commission expires: 11-21-84

RECORDED this FEB 12 1979 day of at 10:31 A.M. 23330
SOUTH CAROLINA COUNTY DOCUMENTARY TAX 21.00
SOUTH CAROLINA COUNTY DOCUMENTARY TAX 11.55
P.B. FEB 12 1979

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