

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
MAR 21 AM '80
M.C. WATERSLEY

KNOW ALL MEN BY THESE PRESENTS, that VENTURE BUILDERS, A GENERAL PARTNERSHIP

in consideration of THIRTEEN THOUSAND NINE HUNDRED (\$13,900.00) DOLLARS AND ASSUMPTION OF MORTGAGE INDEBTEDNESS 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 MARK O. VAN ATTA AND CARMEN Y. VAN ATTA, their heirs and assigns: Dollars

ALL that piece, parcel or lot of land with all buildings and improvements, situate, lying and being on the southern side of Harness Trail in Greenville County, South Carolina, being shown and designated as Lot No. 132 on a Plat of Heritage Lakes made by Heaner Engineering Co., Inc. dated March 11, 1974, revised October 20, 1977, recorded in the RMC Office for Greenville County, S.C. in Plat Book 6H, Page 19, reference to which is hereby craved for the metes and bounds thereof.

(16)-206-539.5-1-32

The same property conveyed to the Grantor by deed of Comfortable Mortgages, Inc. recorded in Deed Book 1107, Page 2 on July 18, 1979, and is 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.

As part of the consideration for the within conveyance the Grantees hereby agree to assume and pay that certain mortgage given by Grantor to Carolina Federal Savings and Loan Association, recorded in Mortgage Book 1479, Page 810 on September 6, 1979 in the original sum of \$45,600.00 which has a present balance due in the sum of \$45,600.00.

Grantee's Address:

1004 Harness Trail
Greenville, S.C. 29681

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 21 day of March 19 80 Signed, sealed and delivered in the presence of:
Diana Hanner
James W. Bryant (SEAL)
Michael D. Watson (SEAL)
R. Y. [unclear] (SEAL)
[unclear] (SEAL)

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 21 day of March 19 80

Diana Hanner (SEAL)
Notary Public for South Carolina
My commission expires: 5/4/86

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER
NOT REQUIRED - GRANTOR IS A GENERAL PARTNERSHIP

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
15.40

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
15.40
MAR 24 1980
PB 12311

28201
at 11:29 A.M.

RECORDED MAR 24 1980

4328 RV-2