

TITLE TO REAL ESTATE - INDIVIDUAL FORM - John M. Dillard, P.A., Greenville, S.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Dr. Joseph A. Wells  
10 Cleveland Court  
Greenville, S. C. 29607

GR... S.C.  
NOV 22 AM '80  
M.C. WERSLEY

KNOW ALL MEN BY THESE PRESENTS, that ROBERT A. BROWN and DEBRA H. BROWN

in consideration of Thirteen Thousand Nine Hundred Sixty-nine and 08/100 (\$13,979.08) 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

J. MARK WELLS and JOSEPH A. WELLS, their heirs and assigns:

ALL that piece, parcel or lot of land, with all buildings and improvements, situate, lying and being on the northern side of South Carolina Highway No. 253 and on the western side of Tamarack Trail, in Greenville County, South Carolina, being shown and designated as Lot No. 2 on a plat of a SURVEY FOR HUBERT HOWARD, made by Carolina Surveying Company, dated June 2, 1975, revised May 31, 1977, recorded in the RMC Office for Greenville County, S. C., in Plat Book 6-D, page 89, reference to which is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the Grantors by deed of Hubert Howard, recorded in Deed Book 1066, page 843, on October 17, 1977, 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.

(12) 277 - P31 - 1 - 10.7

As a part of the consideration for this deed, the Grantees assume and agree to pay in full the indebtedness due on a note and mortgage given by Robert A. Brown and Debra H. Brown to Family Federal Savings and Loan Association, recorded on October 17, 1977 in Mortgage Book 1413, page 39, in the original sum of \$35,500.00, with present balance of \$34,030.92.

The Grantees agree to pay Greenville County property taxes for the tax year 1981 and subsequent years.

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
DOCUMENTARY TAX STAMP  
\$ 28.00

GREENVILLE COUNTY  
88020  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
NOV 28 '80  
\$ 15.40

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 26th day of November 19 80

Signed, sealed and delivered in the presence of:  
Constance S. McNeil  
John M. Dillard

Robert A. Brown (SEAL)  
ROBERT A. BROWN  
Debra H. Brown (SEAL)  
DEBRA H. BROWN

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 26th day of November 19 80

Constance S. McNeil (SEAL)  
Notary Public for South Carolina  
My commission expires: 5/22/83

John M. Dillard  
John M. Dillard

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

26th day of November 19 80  
Constance S. McNeil (SEAL)  
Notary Public for South Carolina  
My commission expires: 5/22/83

Debra H. Brown  
Debra H. Brown

RECORDED NOV 28 1980 10:11 A. M., No. 16270

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