

TITLE TO REAL ESTATE -

MAULDIN, ALLISON & WILLIAMS, ATTORNEYS AT LAW

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that James J. Bruening and Rebecca A. Bruening

in consideration of Forty-Seven Thousand Five Hundred and No/100----- (\$47,500.00)----- Dollars, and assumption of mortgage set out 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 John R. Jarosh and Iris T. Jarosh, their heirs and assigns forever;

ALL that certain piece, parcel or lot of land with all improvements thereon situate, lying and being in the County of Greenville, State of South Carolina at the intersection of Spring Hill Drive and Mornington Court and being known and designated as Lot #83 on a plat of Holly Tree Plantation prepared by Enwright Associates, Inc., dated May 28, 1973 and recorded in the R.M.C. Office for Greenville County in Plat Book 4X at Page 37 reference being had to said plat for a more complete metes and bounds description.

This conveyance is made subject to any restrictions, easements, rights of way, zoning ordinances or other matters which may appear of public record or which an inspection or more recent survey of the premises would or should reveal.

The above described property is the same acquired by the Grantors by deed from R. C. Ayers dated October 18, 1979 and recorded in the R.M.C. Office for Greenville County on October 18, 1979 in Deed Book 1113 at Page 882.

16 (65) 542.6-1-20

The Grantees herein expressly assume and agree to pay the balance due on a certain note and mortgage executed by James J. Bruening and Rebecca A. Bruening on the 18th day of October, 1979 in the original sum of \$38,615.51 in Favor of United Federal Savings and Loan, which Association is now American Federal Savings and Loan Association, by merger, recorded in the R.M.C. Office

for Greenville County in Mortgage Book 1484 at Page 990 and corrected and re-recorded in said R.M.C. Office on November 26, 1979 in Mortgage Book 1489 at Page 389, on which there is a balance due of \$37,500.00, as of this date.

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 against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 23rd day of July, 1982

SIGNED, sealed and delivered in the presence of

[Signatures of witnesses]

James J. Bruening (SEAL)
Rebecca A. Bruening (SEAL)

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

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)' 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 23 day of July, 1982

[Signature of Notary Public]
Notary Public for North Carolina (SEAL)

My commission expires [Date]

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

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)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this

[Signature of Notary Public]
Notary Public for North Carolina (SEAL)

My commission expires [Date]

Rebecca A. Bruening

RECORDED this 26th day of July, 1982 at 3:47 P/M

1982

0.69

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