

TITLE TO REAL ESTATE - INDIVIDUAL FORM Mitchell & Arial, Greenville, S.C.

VOL 1171 PAGE 825

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that David H. Krumwiede and Nancy E. Krumwiede

in consideration of Thirty Thousand and no/100 (\$30,000.00) ----- 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 Richard H. Kosa and Elsie V. Kosa, 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 southeastern side of Blackenridge Drive in Greenville County, South Carolina being shown and designated as lot no. 45 on a plat entitled EASTGATE VILLAGE made by Piedmont Engineers and Architects dated May 15, 1973, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-X at Page 31 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Blackenridge Drive at the joint front corner of lots nos. 44 and 45 and running thence along the common line of said lots, S. 64-00 E. 90.0 feet to an iron pin on "Open Greenway"; thence with the Open Greenway, S. 26-00 W. 100.0 feet to an iron pin at the joint rear corner of lots nos. 45 and 46; thence with the common line of said lots, N. 64-00 W. 90.0 feet to an iron pin on the southeastern side of Blackenridge Drive; thence along the southeastern side of Blackenridge Drive, N. 26-00 E. 100.0 feet to an iron pin, the point of beginning.

The above described property is the same property conveyed to the grantors by deed of Threatt-Maxwell Enterprises, Inc. recorded December 19, 1975 in Deed Book 1029 at Page 75 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.

11(195) 538.13-1-45

The grantees agree and assume to pay Greenville County property taxes for the tax year 1982 and subsequent years.

As part of the consideration of this deed the grantees assume and agree to pay the balance due on the note and mortgage to American Federal Savings and Loan Association recorded December 19, 1975 in Mortgage Book 1356 at Page 286 in the original amount of \$39,800.00, which has a present balance due in the sum of \$37,500.00

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 10th day of August 1982

Jack H. Mitchell

David H. Krumwiede

Linda S. Forester

Nancy E. Krumwiede

DAVID H. KRUMWIEDE

NANCY E. KRUMWIEDE

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 10th day of August 19 82

Linda S. Forester

Jack H. Mitchell

Notary Public for South Carolina

JACK H. MITCHELL, III

My commission expires: 3/26/89

STATE OF SOUTH CAROLINA

RENUNCIATION OF DO:

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

10th day of August 19 82

Linda S. Forester

Nancy E. Krumwiede

NANCY E. KRUMWIEDE

Notary Public for South Carolina

My commission expires: 3/26/89

RECORDED this AUG 10 1982 at 4:07 P.M. 19 at

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