

Aug 11 10 32 AM '77

DONNIE S. TANKERSLEY

TITLE TO REAL ESTATE - INDIVIDUAL FORM - Donee: M.C. Mitchell, P.A., Greenville, S.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that George Washington Thomas

in consideration of \$10.00 and other good and valuable consideration

Dollars

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

Marion H. Mitchell, her heirs and assigns:

All that piece, parcel or lot land, together with all buildings and improvements there, situate, lying and being on the eastern of Ridge Road in Greenville County, South Carolina, being known and designated as Lot No. 2 of the Subdivision of Tract No. 4, Central Realty Company Property, Plat of Tract No. 4 is recorded in the RMC Office for Greenville County, S. C. in Plat Book Y at page 85, and the subdivision of Tract No. 4 is recorded in the RMC Office for Greenville County in Plat Book SS at page 150, and having according to the plat of the subdivision of Tract No. 4, the following metes and bounds, to-wit:

Beginning at an iron pin on the east side of Ridge Road at the joint front corners of Lots No. 1 and 2 and running thence with the common line of said lots, S. 82-56 E., 400 feet to an iron pin; thence S. 7-04 W. 55.0 feet to an iron pin at the joint rear corner of Lots Nos. 2 and 3; thence with the common line of said lots, N. 82-56 W., 400 feet to an iron pin on the eastern side of Ridge Road; thence along the eastern side of Ridge Road, N. 7-04 E., 55.0 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the grantor by deed of Jeanne D. Threath recorded May 7, 1959 in Deed Book 623 at page 264 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.

The grantee agrees and assumes to pay Greenville County property taxes for the tax year 1977 and subsequent years.

This deed is an absolute conveyance, the grantor having sold said land to the grantee for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations secured by the mortgage executed by the George Washington Thomas to J. LaRue Hinson as Mortgagee recorded in Mortgage Book 786 at page 19 in the RMC Office for Greenville County and the note secured thereby. Said mortgage and note

(continued on back)

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 5th day of August 19 77

Signed, sealed and delivered in the presence of  
Constance B. McBride  
Jack H. Mitchell

George W. Thomas  
S/A George Washington Thomas (SEAL)  
George Washington Thomas (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 5th day of August 19 77

Jack H. Mitchell (SEAL)

Constance B. McBride

Notary Public for South Carolina  
My commission expires: 1/31/1983 11/8/82

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 5th

day of August 1977  
Jack H. Mitchell (SEAL)

Dorothy G. Thomas

Notary Public for South Carolina  
My commission expires: 1/31/1983 11/8/82

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ at \_\_\_\_\_ M. No. \_\_\_\_\_

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