

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

STATE OF SOUTH CAROLINA

VOL 1217 PAGE 538

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Michael A. Dean and Vance Cline

in consideration of Five Thousand and no/100 (\$5,000.00)----- 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 Donald R. Prichard, Jr., his 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 corner of the intersection of Senator Pettus Avenue with Callahan Avenue in Greenville County, South Carolina being shown and designated as lot no. 70 on a plat entitled MAP NO. 2, SAN SOUCI HEIGHTS made by W. J. Riddle dated April, 1950, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book Z at Page 53, reference to said plat is hereby made for a more complete description thereof.

The above property is the same property conveyed to the grantors by deed of Helen G. Shirley recorded March 7, 1983 in Deed Book 1183 at Page 848 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.

As a part of the consideration of this deed the grantee agrees and assumes to pay in full the indebtedness due on the note and mortgage covering the above described property given to First Federal Savings and Loan Association in the original sum of \$30,300.00 recorded April 28, 1983 in Mortgage Book 1604 at Page 210 which has a present balance due in the sum of \$30,170.46. - 12 - 235 - 439 - 15 - 10

As a further part of the consideration of this deed the grantors do hereby assign, transfer and convey unto the grantee all their right, title and interest in and to any escrow deposits maintained by the mortgagee in connection with the mortgage loan referred to above.



together with all and singular the rights, members, necessaries 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 20th day of July 19 84

Signed, sealed and delivered in the presence of

*Jack H. Mitchell III*  
*Karen G. Ferrell*

*Michael A. Dean* (SEAL)  
MICHAEL A. DEAN  
*Vance Cline* (SEAL)  
VANCE CLINE

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 20th day of July 19 84

*Karen G. Ferrell* (SEAL)

*Jack H. Mitchell III*  
JACK H. MITCHELL, III

Notary Public for South Carolina

My commission expires: 3/26/89

STATE OF SOUTH CAROLINA

RENUNCIATION OF DOWER

MICHAEL A. DEAN NOT MARRIED

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

20th day of July 19 84

*Karen G. Ferrell* (SEAL)

Notary Public for South Carolina

My commission expires: 3/26/89

RECORDED this 23 day of July 19 84 at 11:23 A. M. No. 20000

RECORDED

2328 RV 2