

Vol 1063 1497

TITLE TO REAL ESTATE - Foster & Richardson, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF GREENVILLE

GRANTEES: Richard R. & Patricia B. McDonald
103 Silver Pine Court
Greer, South Carolina 29651

FILED
Sep 1 2 27 PM '77

KNOW ALL MEN BY THESE PRESENTS, that DONNIE S. TANKERSLEY, Notary Public, Narasimhan Calamur and Shantha Calamur

in consideration of -----Eighteen Thousand Nine Hundred Thirty One and 86/100 (\$18,931.86)----- 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 Richard R. McDonald, their heirs and assigns, forever;

All that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot 318 on plat of Map 1, Sec. 1 of Sugar Creek, made by C. O. Riddle, RLS, 12/11/73, recorded in the RMC Office for Greenville County, South Carolina in plat book 5-D, Page 18, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the northwestern side of Silver Pine Court at the joint front corner of Lots 318 and 319 and running thence along the common line of said Lots N. 63-01-00W. 145 feet to an iron pin; thence along the common line of Lots 318 and 320 N. 63-01-00 W. 29.41 feet to a point; thence N. 37-44-23 E. 132.27 feet to a point; thence along the common line of Lots 317 and 318 S. 56-26-05 E. 159.98 feet to a point on the northwestern side of Silver Pine Court; thence along the said Silver Pine Court S. 31-41-41 W. 111.99 feet to the point of beginning.

-195-5343-1-72

This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above-described property.

This is the same property conveyed to the Grantors herein by deed of Cothran & Darby Builders, Inc. recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1024, at Page 324, on September 17, 1975.

As a part of the consideration herein, the Grantees specifically assume and agree to pay that certain mortgage in favor of Fidelity Federal Savings and Loan Association in the principal amount of \$49,200.00, recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1317, Page 707, and having a present principal balance due thereon of \$48,068.14.

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 15th day of August 1977.

SIGNED, sealed and delivered in the presence of

Joyce E. Cole
Cheryl Kile
Ruth Kroepel

Narasimhan Calamur (SEAL)
NARASIMHAN CALAMUR (SEAL)
Shantha Calamur 8/15/77 (SEAL)
SHANTHA CALAMUR (SEAL)

MICHIGAN
STATE OF ~~SOUTH CAROLINA~~
COUNTY OF Wayne

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 15th day of August 1977.

Ruth Kroepel (SEAL)
Notary Public for ~~South Carolina~~
My commission expires: February 25, 1980.

Cheryl Kile
Ruth Kroepel
RUTH KROEPEL
Notary Public, Wayne County, Michigan
My Commission Expires February 25, 1980

MICHIGAN
STATE OF ~~SOUTH CAROLINA~~
COUNTY OF Wayne

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

15th day of August 1977.

Ruth Kroepel (SEAL)
Notary Public for ~~South Carolina~~
My commission expires: February 25, 1980.

Shantha Calamur 8/15/77.

RECORDED this _____ day of _____ 19____ at _____ M. No. _____

RUTH KROEPEL
Notary Public, Wayne County, Michigan
My Commission Expires February 25, 1980

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