

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

KNOWN ALL MEN BY THESE PRESENTS, that We, William McB. Wood and Nancy C. Wood

in consideration of Twenty One thousand Six Hundred Seventy Three and 42/100---- Dollars, And assumption of mortgage as set out below, and assumption of 1978 tax liability the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Charles R. Mauney and Nancy H. Mauney, their heirs and assigns

All that certain piece, parcel or lot of land, with all improvements thereon situate, lying and being in the State and County aforesaid, in the city of Greer, on the southern side of Park Hill Court being shown and designated as lot 85 on Plat entitled Sheet No. 1, Portion Section No. 1 of Mt. Vernon Estates prepared by Piedmont Engineers and Architects and having the following metes and bounds to-wit:

BEGINNING at an iron pin on the southern side of Parkhill Court at the joint front corner of Lots Nos. 85 and 86 as shown on the afore-mentioned plat and running thence S 25-20 W 175.3 feet to an iron pin; thence N 86-08 W 70 feet to an iron pin thence N 3-52 E 25 feet to an iron pin; thence N 63-20 W 65.6 feet to an iron pin at the joint rear corner of Lots Nos. 80 and 85 as shown on the afore-mentioned plat; thence running along and with the joint property line of Lots Nos. 80, 81 and 85, N 16-19 E 147.6 feet to an iron pin; thence N 81-31 E 141.2 feet to an iron pin on the southern side of Parkhill Court; thence running along and with the curve of Parkhill Court, the chord of which is S 1-12 W 30 feet to an iron pin; thence continuing along and with the curve of Parkhill Court, the chord of which is S 30-51 E 30 feet to the beginning point.

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

This is the same property conveyed to the Grantors herein by deed of Bob Maxwell Builders, Inc., dated May 1, 1975 and recorded in the R.M.C. Office of Greenville County, South Carolina, in Deed Book 1618 at Page 77.

The Grantee assumes the mortgage given by Bob Maxwell Builders, Inc., to Greer Federal Savings and Loan Association in the original principal amount of \$17,900.00 and having the current principal balance of Forty Five thousand Eight Hundred Twenty-six and 58/100 (\$15,826.58) Dollars. See mortgage Book 1314 at Page 121 in the R.M.C. Office for Greenville County, S.C.

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 grantees, and the grantee's heirs, successors and assigns forever. And the grantor do hereby bind the grantors, and the grantor's heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees, and the grantee's heirs, successors and assigns against the grantors and the grantor's heirs, successors and assigns and against every person who may lawfully claim or to claim the same or any part thereof.

WITNESS the grantor's hand and seal this 12 day of July 1978 SIGNED, sealed and delivered in the presence of Cathy Lanby 7/12/78 Frances W. Hanley William M. Wood Nancy C. Wood

STATE OF ALABAMA PROBATE COUNTY OF Jefferson

Personally appeared the undersigned witness and made oath that he saw the within named grantor(s) sign and as the grantor's act and deed deliver the within deed and that he saw with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 12 day of July 1978 Frances W. Hanley Cathy Lanby Notary Public for South Carolina Alabama My commission expires 7/27/78

STATE OF ALABAMA RENUNCIATION OF DOWER COUNTY OF Jefferson

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 whom power, renounce, release and forever relinquish unto the grantees and the grantee's heirs, 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 12 day of July 1978 Nancy C. Wood Notary Public for South Carolina Alabama My commission expires 7/27/78

RECORDED this 1st day of August 1978 at 12:55 P.M.

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