

State of South Carolina  
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That David C. Mims & Sandreena M. Mims, hereafter referred to as Grantor, in consideration of the sum of Ten Thousand Five Hundred Twenty-nine and 42/100 DOLLARS, paid to Grantor by Bobby C. Sellars and Ellen S. Sellars as set forth below, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee Bobby C. Sellars and Ellen S. Sellars, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, City of Mauldin, being known and designated as Lot No. 15 as shown on a plat of Burdett Estates prepared by Dalton & Neves, Engineers, dated February, 1971, revised December, 1973, which plat is of record in the RMC Office for Greenville County; S.C., in Plat Book 5D, at Page 71, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Oak Park Drive, joint corner of Lots 14 and 15 and running thence down joint line of said lots, S. 60-51 W. 163.1 feet; thence N 47-05 W 40 feet to an iron pin; joint rear corner of Lots 15 and 16; running thence up joint line of said lots, N. 16-20 E. 151.3 feet to an iron pin on the southern side of Oak Park Drive; running thence down southern side of Oak Park Drive, S. 67-35 E. 84.7 feet to an iron pin; running thence S. 40 E. 79.2 feet to point of beginning.

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This conveyance is made subject to that certain mortgage granted to First Federal Savings & Loan Association of Greenville, S.C., dated 8-11-76, recorded in the Office of the R.M.C. for Greenville County, S.C. in Mortgage Book 1375 at Page 266, having a principal balance of \$ 34,470.58, Grantee hereby assumes and agrees to pay the Note secured by said Mortgage".

This is the same Property conveyed to the grantor by Rosamond Enterprises, Inc. by deed dated 8-11-76 and recorded 8-12-76 in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1041 at Page 119.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;  
TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 17th day of October, 19 78.

Signed, Sealed and Delivered in the Presence of

David C. Mims (Seal)  
David C. Mims

James J. Grant  
James J. Grant

Sandreena M. Mims (Seal)  
Sandreena M. Mims

STATE OF ~~SOUTH CAROLINA~~ ALABAMA - SOUTH CAROLINA  
GREENVILLE COUNTY OF HOUSTON - GREENVILLE

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX  
22.00

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 17th day of October, 19 78  
James J. Grant (Seal)  
Notary Public for South Carolina

My Commission expires January 1, 1981 - 11-21-84

STATE OF ~~SOUTH CAROLINA~~ ALABAMA  
GREENVILLE COUNTY OF HOUSTON

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. Sandreena M. Mims, wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this 17th day of October, 19 78  
James J. Grant (Seal)  
Notary Public for South Carolina

Sandreena M. Mims  
Sandreena M. Mims

My Commission expires January 1, 1981  
Recorded this 19th day of October, 1978  
at 3:51 P/M

GREENVILLE COUNTY DOCUMENTARY TAX  
12.10

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