

TITLE TO REAL ESTATE - INDIVIDUAL FORM, No. 10, Mitchell & Aerial, P.A., Greenville, S.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

AM '80
FILED
S.C.

KNOW ALL MEN BY THESE PRESENTS, that GEORGE LEE BAKER, JR. AND THELMA BAKER

in consideration of ONE THOUSAND FIVE HUNDRED FORTY-FOUR AND 99/100 (\$1,544.09) AND ASSUMPTION OF MORTGAGE INDEBTEDNESS 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

CHARLES C. ANDERSON and LINDA G. WHITEIAN, their heirs and assigns, forever:

ALL that piece, parcel or lot of land situate, lying and being on the southeastern side of Bates Street (also known as Furman Road) in Greenville County, South Carolina, being shown and designated as Lot No. 11 on a plat of Sans Souci Highlands, property of H. J. Haynsworth, made by C. C. Jones, dated October 14, 1941, recorded in the RMC Office for Greenville County, S.C. in Plat Book L, Page 173, reference to which is hereby craved for the metes and bounds thereof.

This is the same property conveyed to the above named Grantors by deed of Linda J. Acker, recorded in Deed Book 1117, page 22, and is 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.

12-235-168-7-22

As a part of the consideration for the within conveyance the Grantees herein expressly agree to assume and pay that certain mortgage given by George Lee Baker, Jr. and Thelma Baker to Charter Mortgage Company in the original amount of \$ 27,500.00 recorded in the RMC Office for Greenville County in Mortgage Book 1490, at page 678, on December 7, 1979, and having a current balance of \$27,500.00 .

The Grantors do hereby assign, transfer and set over unto the Grantees all their right, title and interest in and to all escrow deposits maintained by the mortgagee in regard to the above mortgage loan.

Grantees' mailing address: 1605 Laurens Road Greenville, SC 2960

The Grantees agree to pay Greenville County property taxes for the tax year 1980 and subsequent years.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX STAMP
GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
02.20
JUL 3 '80

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(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 30th day of June 19 80 Signed, sealed and delivered in the presence of:

Deann Harrison (SEAL)
George Lee Baker Jr (SEAL)
Thelma Baker (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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 30th day of June 19 80

Deann Harrison (SEAL)
Notary Public for South Carolina
My commission expires: 5/4/86
John M. Dillard

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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 claims of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

30th day of June 19 80
Deann Harrison (SEAL)
Notary Public for South Carolina
My commission expires 5/4/86 July
Thelma Baker

RECORDED this day of 19 80 at 11:24 A/ M. No. 230

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