

FILED
GREENVILLE CO. S. C.

TITLE TO REAL ESTATE - INDIVIDUAL FORM 100-1, D. 100-1, Greenville, S. C.

VOL 986 PAGE 534

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Elaine Berick Brooks Jernigan (formerly Elaine Berick Brooks) in consideration of Eleven Thousand, Seven Hundred Eleven and 74/100 and assumption of the mortgage indebtedness hereinbelow set forth Dollars
Randolph W. Schmelzel and Diane T. Schmelzel, their heirs and assigns forever:

ALL that piece, parcel or lot of land with all buildings and improvements thereon situate, lying and being on the western side of Chesterfield Road, being known and designated as Lot No. 312 as shown on a plat of Belle Meade, Section 3, by Piedmont Engineering Company dated March 28, 1956 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book GG at page 187, reference to which is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to the grantor by deed of Johnny R. Brooks recorded in the R. M. C. Office for Greenville County, S.C. in Deed Book 969 at page 257 and is also the same conveyed to Johnny R. Brooks and Elaine B. Brooks by deed of John C. Hergert, Jr. and Dorothy A. Hergert recorded in the R. M.C. Office for said county and state in Deed Book 775 at page 374 and is hereby conveyed subject to the 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.

The grantees hereby agree and assume to pay Greenville County property taxes for the tax year 1974 and subsequent years.

As a part of the consideration of this deed, the grantees agree and assume to pay in full the indebtedness due on the note and mortgage covering the above described property given to Cameron-Brown Company dated June 11, 1965 in the original amount of \$19,000.00 and recorded in the R. M. C. Office for said county and state in Mortgage Book 997 at page 427, which has a present balance of \$16,288.26 due.

As a further part of the consideration for this deed, the grantor hereby assigns, transfers and sets over unto the grantees all her 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, 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.

WITNESSE the grantor-(s) hand(s) and seal(s) this 18th day of October 1973.
Signed and delivered in the presence of:
Aileen D. Putman (SEAL)
Elaine Berick Brooks Jernigan (SEAL)
Jack H. Mitchell, III

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) 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 18th day of October 19 73.

Notary Public for South Carolina Jack H. Mitchell, III
My commission expires: 11-8-82

Aileen D. Putman



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

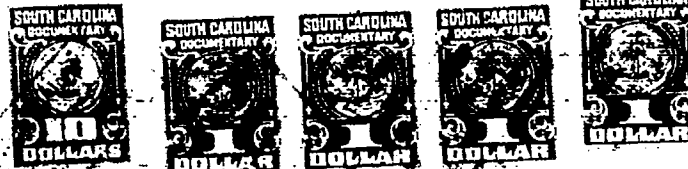
RENUNCIATION OF DOWER Grantor woman

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 _____ day of _____ 1973

Notary Public for South Carolina
My commission expires: _____ day of _____

RECORDED this _____ day of _____
Deed Recorded October 22nd 1973 at 1:30 P.M. # 11066



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0534

4328 IV-2