

(LTC)

GREENVILLE CO. S. C.

91 912 1977

DEED TO REAL ESTATE Prepared by S. C. L. 74. At 10:12 AM, 18th day of January, 1974, 111 Manly Street, Greenville, South Carolina

State of South Carolina DONALD S. TAMMERSLEY Notary Public Knows All Men by These Presents:

COUNTY OF GREENVILLE

That I, Claude Theodore Young, Jr.,

in the State aforesaid,

in consideration of the sum of Nine Hundred Ninety-Six and 19/100 (\$996.19) DOLLARS, and assumption of mortgage, upon which there is a balance due of Twenty Thousand Seven Hundred Fifty-Three and 81/100 (\$20,753.81) Dollars to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee(s) ROY D. PAXTON AND CHARLENE H. PAXTON, THEIR HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in the City of Greenville, County of Greenville, State of South Carolina, at the southeastern corner of the intersection of North Garden Circle and Germane Drive, and being designated as Lot No. 28, on plat of North Garden Subdivision recorded in the RMC Office for Greenville County, S. C., in Plat Book "EE", at Page 63.

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-of-way of record or on the ground, along with tap fees, set back lines, and zoning regulations.

DERIVATION: Deed Book 966, at Page 290. - 519-240-1-39

The grantees herein, by the acceptance of this deed, specifically assume and agree to pay the indebtedness due under the terms of a mortgage given by the grantor to Collateral Investment Company, and recorded in Mortgage Book 1265, at Page 405, records of Greenville County, and also hereby assume the obligations of the grantor under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

The grantor hereby transfers and assigns to grantees the insurance policy and escrow account in connection with the above described loan.

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(s) hereinabove named, 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, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s)' Heirs, or Successors and Assigns against the grantor(s) and the grantor's(s)' Heirs 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 18th day of January, 1974

Signed, Sealed and Delivered in the Presence of Barbara D. Payne

Claude Theodore Young Jr. (Seal) Claude Theodore Young Jr. (Seal)



Greenville County Stamps Paid \$ 1.10 Act No. 380 Sec. 1

State of South Carolina COUNTY OF GREENVILLE

Personally appeared before me 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 18th day of January, A. D., 1974 Notary Public for South Carolina Commission Expires October 20, 1979

Barbara D. Payne (Seal)

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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 18th day of January, A. D., 1974 Notary Public for South Carolina Commission Expires October 20, 1979

Ann A. Young

Cancelled documentary stamp attached \$ 18257 Recorded this day of JAN 21 1974 at M. No.

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