

TITLE TO REAL ESTATE - INDIVIDUAL FORM - John M. Fife, P.A., Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

JUL 18 2 36 PM '74

DONNIE S. TANKERSLEY  
R.M.C.

Greenville County  
Stamps  
Paid \$ 3.30  
Act No. 380 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that WE, KERRY WAYNE McGAHA and KATHY POOLE McGAHA

in consideration of Three Thousand and no/100ths (\$3,000.00) ----- Dollars  
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 CARL L. OAKS, JR. and TERESA OAKS, 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 southern side of Lee Street, being shown and designated as Lot No. 20 on a plat of DALEWOOD HEIGHTS (property of D. L. Bramlette, Jr.) made by C. O. Riddle, dated February, 1953, and revised March 1st, 1960, recorded in the RMC Office for Greenville County, S. C., in Plat Book QQ, page 135, reference to which is hereby craved for the metes and bounds thereof.

-299-294-5-3

The above property is the same property conveyed to the Grantors by deed of Builders and Developers, Inc., recorded in the RMC Office for Greenville County, S.C., in Deed Book 972, page 125, 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 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 a note and mortgage covering the above described property given to C. Douglas Wilson & Co., dated April 5th, 1973, in the original sum of \$31,900.00, and recorded in the RMC Office for said county and state in Mortgage Book 1271, page 833, which has a present balance due in the sum of \$31,516.54.

As a further part of the consideration for this deed, the Grantors hereby assign, transfer and setover unto the Grantees all their 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.

WITNESS the grantor's(s) hand(s) and seal(s) this 17th day of July 1974

Signed, sealed and delivered in the presence of  
Constance S. Mc Bride \_\_\_\_\_ Kerry Wayne McGaha (SEAL)  
Jack H. Mitchell, III \_\_\_\_\_ Kathy Poole McGaha

STATE OF SOUTH CAROLINA } PROBATE  
COUNTY OF GREENVILLE

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 17th day of July 1974

Constance S. Mc Bride (SEAL) \_\_\_\_\_ Jack H. Mitchell, III  
Notary Public for South Carolina  
My commission expires: 5/22/83

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER  
COUNTY OF GREENVILLE

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  
17th day of July 1974  
Constance S. Mc Bride (SEAL) \_\_\_\_\_ Kathy Poole McGaha  
Notary Public for South Carolina  
My commission expires: 5/22/83

RECORDED this 18th day of JUL 18 1974 at \_\_\_\_\_ M., No. 1881

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