

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

VOL 1007 PAGE 177

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C.

2 42 PM '74  
DONNIE S. TAMMERSLEY  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that GEZA FARKAS

in consideration of Thirty Thousand Seven Hundred Thirty-nine & 58/100 (\$30,739.58)--Dollars

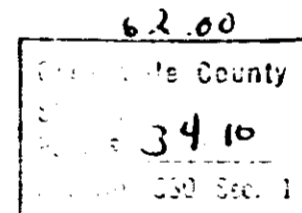
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto JACK L. ADKINS and MARGARET L. ADKINS, their heirs and assigns, forever:

ALL that piece, parcel or lot of land, together with all buildings and improvements, situate, lying and being on the northwestern side of Quail Trail, near the Town of Simpsonville, in Greenville County, South Carolina, being shown and designated as Lot No. 60 on a plat of FOWLERS FIELD subdivision, made by C. O. Riddle, Surveyor, dated November 15th, 1960, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-F, pages 56 and 57, said lot being 120 feet wide and 190 feet deep, reference to which plat is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to Geza Farkas by deed of Advance Builders, Inc., of Greenville, recorded in Deed Book 978, page 424, and is hereby conveyed subject to rights of way, easements, setback lines, public roads, restrictive covenants and conditions reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

As a part of the consideration for this deed the Grantees agree and assume to pay in full the indebtedness due on a note and mortgage given by Advance Builders, Inc., of Greenville, to Security Federal Savings & Loan Association, dated December 17, 1971, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 1216, page 587, which has a present balance due in the sum of \$7,760.42.

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



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 23rd day of September 1974.

Signed, sealed and delivered in the presence of:  
Constance H. McBride (SEAL)  
Geza Farkas (SEAL)

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 23rd day of September 1974.

Constance H. McBride (SEAL)  
Notary Public for South Carolina  
My commission expires: 5/22/83  
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 (twives) 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  
23 day of September 19 74.  
John M. Dillard (SEAL)  
Jane L. Farkas

Notary Public for South Carolina  
My commission expires: 9/15/79  
RECORDED this 23 day of SEP 23 1974 at 2:42 P. M. No. 7830

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