

LOT 7 3

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TITLE TO REAL ESTATE - INDIVIDUAL FORM - JOHN M. DILLARD, P.A., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that MIGUEL A. FERNANDEZ AND FRANCES L. FERNANDEZ

in consideration of Fourteen Thousand Three Hundred Twenty-Nine and 61/100----- Dollars and assumption of the 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 4-D BUILDERS, CORP., its successors and assigns, forever,

All that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the northern side of Andover Road in Greenville County, South Carolina, being shown and designated as Lot No. 61 on a plat of Heritage Hills, made by Piedmont Engineers and Architects, dated May 26, 1964, recorded in the RMC Office for Greenville County, S. C., in Plat Book YY, page 187; reference to said plat is hereby craved for the metes and bounds thereof.

The above described property is the same property conveyed to the Grantors by deed of Bob Maxwell Builders, Inc., recorded in the RMC Office for Greenville County, S. C., in Deed Book 854, page 628, 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 grounds affecting said property.

As a part of the consideration of this deed, the Grantee assumes and agrees to pay in full the indebtedness due on a note and mortgage covering the above described property given to First Federal Savings & Loan Association dated October 24, 1968, in the original sum of \$23,300.00, and recorded in the RMC Office for said County and State in Mortgage Book 1107, page 337, which has a present balance due in the sum of \$20,670.39.

As a further part of the consideration for this deed, the Grantors hereby assign, transfer and set over unto the Grantee 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.

The Grantee assumes and agrees to pay Greenville County Property Taxes for 29.00 the tax year 1975, 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 4th day of October 1974

Signed, sealed and delivered in the presence of: Jack H. Mitchell, Judy S. Payne, Miguel A. Fernandez (SEAL), Frances L. Fernandez (SEAL)

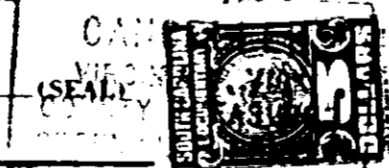
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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 4th day of October 1974

Judy S. Payne, Notary Public for South Carolina, My commission expires: 2/23/81



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

GIVEN under my hand and seal this 4th day of October 1974

Judy S. Payne, Notary Public for South Carolina, My commission expires: 2/23/81



Frances L. Fernandez (signature)

RECORDED this day of OCT 7 1974

3:44 P. M. No. 9040

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