

TITLE TO REAL ESTATE - INDIVIDUAL FORM
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
JUN 20 4 44 PM '75
DONNIE S. TANKERSLEY
R.H.C.

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KNOW ALL MEN BY THESE PRESENTS, that THOMAS L. GRUBBS and BARBARA J. GRUBBS

in consideration of FORTY FIVE HUNDRED SIXTY SIX AND 70/100 (\$4566.70) ----- Dollars
and assumption of mortgage indebtedness herein below set forth
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto

GEORGE D. NEWTON, his heirs and assigns forever:

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the eastern side of Live Oak Way, in Greenville County, South Carolina, being shown and designated as Lot No. 76, on a plat of an Addition to Section Three of Oak Wood Acres, recorded in the R.M. C. Office for Greenville County, South Carolina in Plat Book GGG, page 361, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Live Oak Way at the joint front corner of Lots Nos. 75 and 76 and running thence N. 65-45 E., 173.1 feet to an iron pin; thence N. 24-27 W., 90 feet to an iron pin; thence along the line of Lot No. 77, S. 65-45 W., 172.7 feet to an iron pin on Live Oak Way; thence along the eastern side of Live Oak Way, S. 24-15 E., 90 feet to the point of BEGINNING.

This property is the same conveyed to the grantors herein by deed of Glynn Lindsey, Inc. recorded in the RMC Office in Deed Book 918, page 563, and is hereby conveyed subject to 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.

The grantee herein assumes and agrees to pay Greenville County property taxes for the tax year 1975 and subsequent years.

As a part of the consideration of this deed, the grantees agree and assumes to pay in full the indebtedness due on a note and mortgage given by the grantors herein to C. Douglas Wilson & Co., recorded in the RMC Office for said County and State in Mortgage Book 1296, page 289 in the original sum of \$21,700.00 on June 24, 1971, which has a present balance due in the sum of \$20,733.30.

As a further part of the consideration of this deed, the grantors hereby sets over, assigns and transfers to the grantee all their right, title, and interest in and to any escrow deposits maintained by the mortgagee on the above referred to loan.

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 grantees, and the grantee's heirs or successors and assigns, forever. And the grantor(s) do(es) hereby bind the grantor(s) and the grantor'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 heirs or successors and assigns against the grantor(s) and the grantor's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's hand(s) and seal(s) this 20 day of June 19 75.

Signed, sealed and delivered in the presence of

John M. Dillard

Aileen D. Putman

Thomas L. Grubbs

Barbara J. Grubbs

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 20 day of June 19 75.

Aileen D. Putman (SEAL)
Notary Public for South Carolina
My commission expires: 11-21-84

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 (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 grantor(s) and the grantor's heirs or successors and assigns, all her interest and estate, and all her right and claim of dower in, and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 20 day of June 19 75

Aileen D. Putman (SEAL)
Notary Public for South Carolina
My commission expires:

Barbara J. Grubbs

RECORDED this 11-21-84 JUN 20 1975 at 4:44 P. M. No. 30207

GREENVILLE

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