

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

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that JOHNNY JAMES TURNER and GLORIA S. TURNER

in consideration of One Thousand Five Hundred and no/100ths (\$1,500.00) 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 LEROY N. CHAPMAN and CAROLYN V. CHAPMAN, their heirs and assigns, forever;

ALL that piece, parcel or lot of land together with buildings and improvements thereon, situate, lying and being on the eastern side of Vesta Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 18 on a plat of VARDRY-VALE, SECTION 2, made by Campbell & Clarkson Surveyors, Inc., dated March 17, 1969, and recorded in the RMC Office for Greenville County, S. C., in Plat Book WW, page 53, reference to which is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the Grantors by deed of William M. Holloway recorded in Deed Book 886 at page 411 in the RMC Office for Greenville County, S. C., 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 ground affecting said property.

As a part of the consideration for this deed, the Grantees assume and agree to pay in full the indebtedness due on a note and mortgage given by Johnny James Turner and Gloria S. Turner to Cameron-Brown Company, recorded on March 24, 1970 in Mortgage Book 1150, page 657, in the RMC Office for Greenville County, S. C., in the principal sum of \$18,000, which has a present balance due in the sum of \$17,085.24

As a further part of the consideration for this deed, the Grantors hereby setover, transfer and assign unto the Grantees all their right, title and interest in and to any escrow account maintained by the mortgagee on the above referred to mortgage.

The Grantees agree to pay Greenville County property taxes for the tax year 1976 and subsequent years.



- 164 - 243 - 3 - 143

Greenville County
Book 165
Page 1

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(s), and the grantees(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 grantees(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 22nd day of October 1975. Signed, sealed and delivered in the presence of Bruce A. Murphy, Johnny James Turner (SEAL), Huey C. Evans, Gloria S. Turner (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)' 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 22nd day of October 1975. Huey C. Evans (SEAL) Notary Public for South Carolina My commission expires: 1/22/76

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 grantees(s) and the grantee(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 22nd day of October 1975. Gloria S. Turner (SEAL) Notary Public for South Carolina My commission expires: 1/22/76

RECORDED this 12th day of NOV 12 1975 at 1:10 P. M. No. 17662

9149

4328 RV-2