

FEB 5 9 56 AM '76

VOL 1031 PAGE 227

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

KNOW ALL MEN BY THESE PRESENTS, that JAMES H. LINDSEY

in consideration of ONE and No/100 and assumption of mortgage indebtedness set forth Dollars 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 GAYNELL LINDSEY, her heirs and assigns:

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the southern side of Edgewood Drive (formerly known as Owens Street), in Greenville County, South Carolina, being shown and designated as Lot No. 5 on a plat of a subdivision for DUNEAN MILLS made by Pickell & Pickell, Engineers, recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book S, page 177, and being shown on a more recent plat of property of James H. Lindsey made by C. C. Jones, Surveyor, dated December 18, 1971, recorded in the R. M. C. Office for said County and State in Plat Book 4-M, page 15, reference to which plat is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to James H. Lindsey by deed of Lindsey Builders, Inc., dated December 17, 1971, recorded in Deed Book 932, page 212, and is hereby conveyed subject to rights of way, easements, conditions, roadways, setback lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The grantee herein agrees and assumes to pay Greenville County property taxes for the tax year 1976 and subsequent years.

The grantee herein agrees and assumes to pay in full the indebtedness due on the note and mortgage covering the above described property given to Carolina Federal Savings and Loan Association in the original sum of \$9,000.00 dated December 17, 1971, recorded in Mortgage Book 1217, page 202, which has a present balance due in the sum of \$ 8,613.21.

The grantor hereby assigns, transfers and sets over unto the grantee all his right, title and interest in and to any escrow deposits maintained by the mortgagee in connection with the mortgage loan referred to above.

- 235 - 104 - 6 - 12

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 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 30th day of January 19 76 Signed, sealed and delivered in the presence of: [Signatures and Seals]

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 30th day of January 19 76. [Notary Signature]

STATE OF SOUTH CAROLINA } 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 30th day of January 19 76. [Notary Signature]

RECORDED this 5 day of FEB 5 1976 at 9:56 A. M. No. 19880

0227

4328 RV.2