

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

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

CONNIE S. TANKERSLEY
P.H.C.

Greenville County
Stamp
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Act No. 500 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that JAMES O. MERRITT

in consideration of Three Thousand Three Hundred Forty-three and 77/100ths (\$3,343.77) Dollars and assumption of the mortgage indebtedness as 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 CHARLES A. HILL and ANNIE O. HILL, their heirs and assigns, forever:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the southwestern corner of the intersection of Hitching Post Lane with Coach Hills Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 88 on a plat of COACH HILLS, made by Piedmont Engineers and Architects, dated September 26, 1974, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-X at pages 85 and 86, reference to which plat is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to the Grantor by deed of Southland Properties, Inc., recorded in Deed Book 1012 at page 642 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.

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

As a part of the consideration of this deed, the Grantees agree and assume to pay in full the indebtedness due on a note and mortgage covering the above described property given to Aiken-Speir, Inc., dated January 3, 1975 in the original sum of \$45,950.00, recorded in the RMC Office for said county and state in Mortgage Book 1330, page 701, which has a present balance due in the sum of \$45,606.23.

As a further part of the consideration for this deed, the Grantor hereby assigns, transfers and setover unto the Grantees 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.

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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 15 day of March 1976.

Signed, sealed and delivered in the presence of:
Margaret L. Gallman (SEAL) James O. Merritt, M.D. (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 15 day of March 1976.

Margaret L. Gallman (SEAL)
Notary Public for South Carolina
My commission expires: 1/16/80

[Signature]

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 (wif'ess) 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 15 day of March 1976.
Margaret L. Gallman (SEAL)
Notary Public for South Carolina
My commission expires: 1/16/80

[Signature]

RECORDED this 19 day of MAR 19 1976 at 2:43 P. M. No. 21865

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