

TITLE TO REAL ESTATE - CORPORATION FORM GREENVILLE, P.A., Greenville, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
JUL 1 2 21 PM '76
DONNIE S. TANKERSLEY
R.M.C.

Greenville County
Stamps
Paid \$ 29.15
Act No. 350 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that **DISTINCTIVE HOMES, INC.** Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of **Twenty-six Thousand Thirty-six and 21/100ths (\$26,036.21) Dollars** and assumption of mortgage indebtedness set forth below the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto **JOHN G. DINGLEY and WILMA H. DINGLEY, their heirs and assigns, forever:**

ALL that piece, parcel or lot of land on the southern side of Avon Drive and Trent Drive in Chick Springs Township, Greenville County, South Carolina, being shown and designated as Lot No. 139 on a plat of AVON PARK, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book KKK, page 71, and having according to a revised survey thereof entitled **PROPERTY OF THOMAS M. EUBANKS and NORA JEAN M. EUBANKS**, recorded in Plat Book MMM, page 176, the following metes and bounds, to-wit:

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BEGINNING at a point on the southern side of Avon Drive at the joint corner of Lots Nos. 139 and 140, and running thence with the southern side of Avon Drive and Trent Drive, the following courses and distances: S. 79-41 E., 55 feet to a point, S. 38-0 E., 37.3 feet to a point, S. 3-40 W., 45.5 feet to a point and S. 26-05 E., 86.9 feet to a point at the joint front corners of Lots Nos. 139 and 176; thence with the common line of said lots, S. 34-07 W., 236.5 feet to a point in the center line of a branch; thence with the center line of a branch, the traverse line being N. 62-53 W., 87.9 feet to a point at the corner of Lot No. 207; thence along the lines of Lots Nos. 207 and 140, N. 16-35 E., 335.8 feet to the point of beginning.

The above property is a portion of the same property conveyed to the Grantor by deed of Jack W. Spornberg and Tommie R. Spornberg, recorded May 20, 1976, in Deed Book 1036 at page 583, 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.

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 Loan & Security Co., in the original sum of \$18,300.00, recorded in Mortgage Book 1038 at page 269, which has a present balance due in the sum of \$13,963.79.

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 does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same of any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 30th day of June 1976

Signed, sealed and delivered in the presence of:

Constance S. Mc Bride
Jack H. Mitchell

DISTINCTIVE HOMES, INC. (SEAL)

(A Corporation)

By: *Fred S. Tankersley* President

Secretary

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, 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 30th day of June 19 76
Constance S. Mc Bride (SEAL)
Notary Public for South Carolina.
My commission expires

Jack H. Mitchell

RECORDED this day of JUL 1 1976 at 2:21 P. M., No. 00099

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