

1053 991

DEED TO REAL ESTATE - INDIVIDUAL FORM Dillard & Mitchell, P.A., Greenville, S.C.

STATE OF SOUTH CAROLINA

GREENVILLE CO. S.C.

90 Woodridge Circle, Rt. 4
Greenville, S. C. 29607

COUNTY OF GREENVILLE

FILED
APR 4 3 06 PM '77

DONNE S. TANNERSLEY

KNOW ALL MEN BY THESE PRESENTS, that We, L. J. Jones and Lucille M. Jones

in consideration of One and No/100 and assumption of 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

MARY LOU J. FERGUSON AND BRUCE L. FERGUSON, their heirs and assigns,

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the southwestern side of Woodridge Circle, near Mauldin, Greenville County, South Carolina, being shown and designated as Lot No. 90 on a plat of WINDSOR PARK made by R. K. Campbell, Surveyor, dated March 29, 1960, recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book RR at page 25, reference to which is hereby craved for the metes and bounds thereof.

The above described property is the same conveyed to the grantors herein by deed of Caper House, Inc. recorded in Deed Book 915, page 559, on May 20, 1971, and is hereby conveyed subject to rights of way, easements, conditions, 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 herein agree and assume to pay that certain note and mortgage given to Collateral Investment Company in the original sum of \$19,850.00 recorded May 20, 1971 in Mortgage Book 1191 at page 429, which has a present balance of \$18,485.33.

As a further part of the consideration for this deed the grantors hereby assign, transfer and set over unto the grantees all their right, title and interest in and to any escrow deposits maintained by the mortgagee in connection with the mortgage loan referred to above.

The grantees herein agree and assume to pay Greenville County property taxes for the tax year 1977 and subsequent years.

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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 15th day of March 19 77

Signed, sealed and delivered in the presence of:

Aileen D. Putman
Aileen D. Putman
John M. Dillard
John M. Dillard

L. J. Jones (SEAL)
L. J. Jones
Lucille M. Jones (SEAL)
Lucille M. Jones

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 15th day of March 19 77

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

John M. Dillard
John M. Dillard

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 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 15th day of March 19 77
Aileen D. Putman (SEAL)
Notary Public for South Carolina
My commission expires: 11-21-84

Lucille M. Jones
Lucille M. Jones

RECORDED this day of APR 4 19 1977 at 3:06 P. M., No. 26317

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