

TITLE TO REAL ESTATE Prepared by WILLIAMS & HENRY, Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

Vol 1063 Page 778

1977 4 26 P/M

KNOW ALL MEN BY THESE PRESENTS, that Danny M. Luby and Deborah Kay Luby

in consideration of Six Hundred and No/100 (\$600.00) Dollars and the assumption of that certain real estate mortgage hereinafter set forth.

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, by these presents do grant, bargain, sell and release unto Carmen L. Brown, Her Heirs and Assigns, forever:

ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, and being known and designated as Lot No. 59 of Sunny Slopes Subdivision, Section One, and according to a plat prepared of said property by C. O. Riddle, Surveyor, February 8, 1971, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-R, at Page 3, having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Barclay Drive, joint front corner of Lots 59 and 60 and running thence with the common line of said lots, S. 36-42 E. 150 feet to a point; thence, N. 53-18 E. 80 feet to a point; thence, N. 36-42 W. 150 feet to a point on the edge of Barclay Drive; thence running with said Road, S. 63-18 W. 80 feet to a point on the edge of said road, the point of Beginning.

Grantee to pay Greenville County property taxes for the year 1977.

The within property is conveyed subject to all easements, rights-of-way, protective covenants, subdivision restrictions and zoning ordinances of record.

The within property is the same property conveyed to the Grantors herein by Brown Enterprises of S. C., Inc. by that certain deed dated April 2, 1974 and recorded in the RMC Office for Greenville County, South Carolina on April 2, 1974, in Deed Book 996, at Page 474.

As a portion of the consideration for the within transfer, the Grantee herein assumes and agrees to pay that certain mortgage over the within described property given by the Grantors herein to Travelers Rest Federal Savings and Loan Association, by mortgage dated April 2, 1974 and recorded in the R.M.C. Office for Greenville County, South Carolina, on April 2, 1974 in Mortgage Book 1306, at Page 71. Said mortgage has a present balance due thereon of \$ 19,977.13.

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 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 23rd day of August, 1977.

SIGNED, sealed and delivered in the presence of:

*Danny M. Luby* (SEAL)  
Danny M. Luby  
*Deborah Kay Luby* (SEAL)  
Deborah Kay Luby

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

367 506.8-1-59  
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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 23rd day of August 1977.

*Sharon A. Varner* (SEAL)  
Sharon A. Varner  
Notary Public for South Carolina  
My commission expires 4-7-80

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUN

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
AUG 30 1977  
STAMP TAX \$ 02.00  
PB. 11218

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this

23rd day of August 1977

*Deborah Kay Luby* (SEAL)  
Deborah Kay Luby  
Notary Public for South Carolina  
My commission expires 4-7-80

RECORDED this 30th day of August, 1977

1:36 P/M

GREENVILLE COUNTY DOCUMENTARY  
AUG 30 1977  
STAMP TAX \$ 01.10  
PB. 11218

BR 770

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