

Route 3, Badger Drive
Taylors, S. C. 29687

TITLE TO REAL ESTATE - INDIVIDUAL FORM - *FILED*
Greenville, S. C.

STATE OF SOUTH CAROLINA

SEP 30 1977

VOL 1865 PAGE 926

COUNTY OF GREENVILLE

LOUIS S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that THOMAS R. RAMSEY and JOELLE A. RAMSEY

in consideration of Fourteen Thousand Five Hundred and no/100 (\$14,500.00)-----Dollars
AND ASSUMPTION OF MORTGAGE INDEBTEDNESS AS SET FORTH BELOW
for receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Gayle R. Gulley and Barbara W. Gulley, 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 eastern side of Badger Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 43 on a plat of GROVELAND DELL SUBDIVISION, made by H. C. Clarkson, Jr., dated September, 1964, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book BBB, page 73, reference to which is hereby craved for the metes and bounds thereof.

The above described property is the same conveyed to Thomas R. Ramsey and Joelle A. Ramsey by deed of Furman Cooper, recorded July 9th, 1976, in Deed Book 1039, page 430, and is hereby conveyed subject to all 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.

As part of the consideration the grantees assume and agree to pay the balance due on a mortgage given by Thomas R. Ramsey and Joelle A. Ramsey to First Federal Savings and Loan Association recorded in Mortgage Book 1372, Page 468 in the original amount of \$39,900.00 recorded on July 12, 1976 and having a present balance due of \$30,000.00.

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 First Federal Savings and Loan Association in connection with the mortgage loan referred to above.

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

SEP 30 1977 TAX \$29.00
PB. 11218

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and assigns against the grantor(s) and the grantor(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hands) and seal(s) this 30th day of September 19 77

Signed, sealed and delivered in the presence of:
Aileen D. ...
Joelle A. Ramsey

Thomas R. Ramsey (SEAL)
Joelle A. Ramsey (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)' 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 September 19 77

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

RECORDED
GREENVILLE COUNTY DOCUMENTARY
\$15.95

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

RENUNCIATION OF DOWE

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)' 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 September 19 77

Joelle A. Ramsey (SEAL)
Notary Public for South Carolina
My commission expires: 9/15/79

Joelle A. Ramsey

RECORDED this SEP 30 1977 19 at 1:42 P. M., No. 10257

67
2
9
0

4328 RV-2