

TITLE TO REAL ESTATE - INDIVIDUAL FORM - Deed & Mortgage, P.A. Greenville, S.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Route 48, Huff Drive  
Greenville, S.C.  
29611

KNOW ALL MEN BY THESE PRESENTS, that KENNETH E. SHOFFNER AND LYNN B. SHOFFNER

in consideration of Thirteen Thousand, One Hundred Ninety and 28/100 ----- Dollars  
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 JOHN H. PANNELL and GERTRUDE A. PANNELL, their heirs and assigns:

ALL that piece, parcel or lot of land, together with all buildings and improvements, situate, lying and being on the southern side of Huff Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 2 on plat of the property of Lindsey Builders, Inc. made by Campbell & Clarkson, Surveyors, dated November 13, 1968, recorded in the R/C Office for Greenville County, South Carolina, in Plat Book ZZZ, page 79, reference to which is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the grantors herein by deed of A. J. Prince Builders, Inc. recorded in Deed Book 861, page 233, on January 31, 1969, and is hereby conveyed subject to rights of way, easements, conditions, roadways, setback lines 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 of 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 \$15,500.00 recorded January 31, 1969, in Mortgage Book 1116 at page 1, which has a present balance due in the sum of \$13,759.72.

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

The grantees herein agree and assume to pay Greenville County property taxes for the tax year 1978 and subsequent years

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 grantees, and the grantees's heirs or successors and assigns, forever. And the grantors, do hereby bind the grantors, and the grantors's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees, and the grantees's heirs or successors and assigns against the grantors and the grantors's heirs or successors and against every person, whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantors's hands and seals this 16th day of January 1978  
Signed, sealed and delivered in the presence of  
John M. Dillard  
Aileen D. Putman  
KENNETH E. SHOFFNER (SEAL)  
LYNN B. SHOFFNER (SEAL)

STATE OF SOUTH CAROLINA PROBATE  
COUNTY OF GREENVILLE  
Personally appeared the undersigned witness and made oath that s/he saw the within named grantors sign, seal and as the grantors'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 January 1978  
Aileen D. Putman (SEAL)  
John M. Dillard  
Notary Public for South Carolina  
My commission expires: 11-21-84

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 grantor(s) and the grantor(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 16th day of January 1978  
Aileen D. Putman (SEAL)  
Lynn B. Shoffner  
Notary Public for South Carolina  
My commission expires: 11-21-84  
RECORDED this day of JAN 17 1978

RECORDED this day of JAN 17 1978 at 10:07 A.M. 21234

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