

36 Hillside Circle, Greenville, S. C.

TITLE TO REAL ESTATE prepared by McDonald, Cox & Anderson, Attorneys at Law

1074 916

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOWN ALL MEN BY THESE PRESENTS, that

ELMER D. MCFALLS AND GRENDA L. MCFALLS

in consideration of SEVEN THOUSAND THREE HUNDRED EIGHTY FIVE AND 90/100ths----- Dollars, (\$7,385.90) AND ASSUMPTION OF MORTGAGE AS SET OUT 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

WILLIAM K. BROWN AND EVELYN C. BROWN, their heirs and assigns, forever:

ALL that piece, parcel or lot of land with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, near the City of Greenville, being known and designated as Lots # 15 and 16 of the C.F. Putman Property, adjoining Overbrook as shown on plat recorded in the R.M.C. Office for Greenville County in Plat Book H at Page 170 and also shown as Lots # 5 and 6, Section 6, Page 192 of the County Block Book, for a metes and bounds description reference to said plat is hereby craved.

This is the same property conveyed to the Grantors herein by deed of John H. Bagshaw and Ruth B. Bagshaw dated September 28, 1972 and recorded in the R.M.C. Office for Greenville County in Deed Book 956 at Page 607 on October 2, 1972.

As part of the consideration herein the Grantees assume and agree to pay the balance due on that certain mortgage given to First Federal Savings and Loan Association of Greenville recorded in the R.M.C. Office for Greenville County in Mortgage Book 1251 at Page 485, and having a balance due as of this date of \$18,614.10.

This conveyance is made subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

together with all and singular the rights, members, hereditaments and appurtenances to and from the 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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 7 day of March 19 78
SIGNED, sealed and delivered in the presence of:

Elmer D. McFalls
Judith M. Dina

Elmer D. McFalls (SEAL)
Elmer D. McFalls (SEAL)
Grenda L. McFalls (SEAL)
Grenda L. McFalls (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(s') act and deed deliver the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 7 day of March 19 78

Elmer D. McFalls (SEAL)
Notary Public for South Carolina
My commission expires: 5-14-85

Judith M. Dina

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

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, 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 7 day of March 19 78

Elmer D. McFalls (SEAL)
Notary Public for South Carolina
My commission expires: 5-14-85

Grenda L. McFalls

RECORDED this 7 day of MAR 7 1978 at 4:26 P. M., No. 2159

192

4328 RV-2