

659 N. Academy Street
Suite 7
Greenville, S. C. 29601

FILED

TITLE TO REAL ESTATE - INDIVIDUAL FORM 706-8-C

STATE OF SOUTH CAROLINA

JUN 22 2 23 PM '79

VOL 1105 PAGE 312

COUNTY OF GREENVILLE

DOWNING SMERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that JAMES GUNNELLS and MARGARET ANN W. GUNNELLS

in consideration of Four Thousand and no/100 (\$4,000.00) Dollars -----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

REALTY 7, INC., its successors and assigns, forever:

ALL that piece, parcel or lot of land, with all buildings and improvements, situate, lying and being on the eastern side of Citadel Street, in Gantt Township, Greenville County, South Carolina, being shown and designated as Lot No. 19 on a plat entitled REVISION OF A PORTION OF KENMORE TERRACE, made by Campbell & Clarkson, Surveyors, Inc., dated June 24, 1971, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-N at page 21, reference to which plat is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the Grantors by deed of Dorothy O. Mitchell, recorded in Deed Book 1032, page 393 on March 2, 1976, 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.

The Grantee agrees and assumes to pay Greenville County property taxes for the tax year 1979 and subsequent years.

As a part of the consideration of this deed, the Grantee agrees and assumes to pay in full the indebtedness due on a note and mortgage covering the above described property given to Cameron-Brown Company, dated January 27, 1972, in the original sum of \$17,750.00, recorded in the RMC Office for said county and state in Mortgage Book 1220, page 518, which has a present balance due in the sum of \$16,068.20.

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

(14) -156-WB 6.3-1-97

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
JUN 22 79
\$ 06.00

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 22nd day of June 19 79

Signed, sealed and delivered in the presence of:
Constance G. M.C. Brink
John M. Dillard

James Gunnells (SEAL)
Margaret Ann W. Gunnells (SEAL)
JAMES GUNNELLS
MARGARET ANN W. GUNNELLS

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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 22nd day of June 19 79

Constance G. M.C. Brink (SEAL)
Notary Public for South Carolina
My commission expires: 5/22/83

John M. Dillard
John M. Dillard

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 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 22nd day of June 19 79

Constance G. M.C. Brink (SEAL)
Notary Public for South Carolina
My commission expires: 5/22/83

Margaret Ann W. Gunnells
Margaret Ann W. Gunnells

RECORDED this _____ day of _____ at _____ 2:23 P. M., No. _____

JUN 22 1979

GREENVILLE COUNTY
7 5 6 5
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
JUN 22 79
\$ 04.40

0319

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