

TITLE TO REAL ESTATE - INDIVIDUAL FORM X-100
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

208 Edgewood Drive
Mauldin, S. C. 29662

BOOK 1117 PAGE 469

KNOW ALL MEN BY THESE PRESENTS, that Johnny Irvin Brown and Judy C. Brown

in consideration of Thirty-three Thousand Five Hundred Ninety-two and 92/100----- Dollars
AND ASSUMPTION OF THE 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 Wayne R. Ternes and Melanie A. Ternes, 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 northwestern side of Edgewood Drive in the Town of Mauldin, Greenville County, South Carolina, being known and designated as Lot No. 11 as shown on a plat entitled ADDITION TO KNOLLWOOD HEIGHTS made by Piedmont Engineers and Architects dated June 2, 1966, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book PPP at Page 7 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Edgewood Drive at the joint front corner of lots nos. 10 and 11 and running thence along the common line of said lots, N. 47-27 W. 165.0 feet to an iron pin; thence along the rear line of lot no. 11, N. 42-33 E. 120.0 feet to an iron pin at the joint rear corner of lots nos. 11 and 12; thence along the common line of said lots, S. 47-27 E. 165.0 feet to an iron pin on the northwestern side of Edgewood Drive; thence along the northwestern side of Edgewood Drive, S. 42-33 W. 120 feet to an iron pin, the point of beginning.

- 15-799-M.B.3-1-41

The above property is the same property conveyed to the grantors by deed of Sidney David Skinner and Marion Skinner recorded June 6, 1979 in Deed Book 1104 at Page 227 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 grantees agree and assume to pay Greenville County and Town of Mauldin property taxes for the tax year 1980 and subsequent years.

As a part of the consideration of this deed the grantees agree and assume to pay in full the indebtedness due on the note and mortgage covering the above described property given to Fidelity Federal Savings and Loan Association in the original sum of \$45,067.14 recorded in Mortgage Book 1469 at Page 308 which has a present balance due in the sum of \$44,907.08

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 14th day of December 19 79

Signatures seated and delivered in the presence of:

Jack H. Mitchell III

Annika C. Forester

Johnny Irvin Brown

JOHNNY IRVIN BROWN

Judy C. Brown

JUDY C. BROWN

(SEAL)

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

SWORN to before me this 14th day of December 19 79

Annika C. Forester (SEAL)

Notary Public for South Carolina

My commission expires: 3/26/79

Jack H. Mitchell III

JACK H. MITCHELL, III

NOTARY PUBLIC

GREENVILLE COUNTY, SOUTH CAROLINA

DOCUMENTARY

TAX \$98.00

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIAT

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wivest 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

14th day of December 19 79

Annika C. Forester (SEAL)

Notary Public for South Carolina

My commission expires: 3/26/89

RECORDED this 17th day of December 1979

at 2:34 P.M.

M.B. 1183 19743

Judy C. Brown

JUDY C. BROWN

GREENVILLE COUNTY, SOUTH CAROLINA
DOCUMENTARY
TAX \$98.00
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