

GREENVILLE
FILED
OCT 31 4 36 PM '80
JOHN T. WALKERSLEY
R.M.C.

402 Roberta Drive
Greenville, S. C. 29615

BOOK 1130 PAGE 577

TITLE TO REAL ESTATE - INDIVIDUAL FORM - Mitchell & Mail, Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Joe G. Thomason, Bob R. Janes and John T. Douglas, Jr., d/b/a as Capital Improvement, a General Partnership
in consideration of One and no/100 (\$1.00) Dollars
AND SUBJECT TO 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 Bob R. Janes, his heirs and assigns forever:

ALL those pieces, parcel or lots of land with all buildings and improvements thereon on the eastern side of Sutton Drive, in Greenville County, South Carolina, known and designated as Lots Nos. 66, 67 and a small portion of Lot No. 68 of Block D, as shown on a plat of MAYFAIR ESTATES, dated May 1, 1948, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book S at Pages 72 and 73, and having according to a more recent plat thereof made by Freeland & Associates dated October 24, 1977, entitled PROPERTY OF EDWARD T. SIRKEL AND PATRICIA A. SIRKEL, the following metes and bounds, to-wit:

(12) 271 - P15.8 - 4 - 67

BEGINNING at an iron pin on the eastern side of Sutton Drive at the joint front corner of Lots Nos. 65 and 66 and running thence with the eastern side of Sutton Drive, N. 17-17 W., 66.66 feet to an iron pin in the front line of Lot No. 68; thence along a line through Lot No. 68, N. 72-43 E., 169.3 feet to an iron pin; thence S. 16-09 E., 66.7 feet to an iron pin; thence along the common line of Lots Nos. 65 and 66, S. 72-43 W. 168.0 feet to an iron pin on the eastern side of Sutton Drive, the point of beginning.

The above described property is the same property conveyed to the grantors by deed of Edward T. Sirkel and Patricia P. Sirkel recorded April 9, 1980 in Deed Book 1123 at Page 685 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.

This deed is subject to a mortgage covering the above described property given to Collateral Investment Company in the original sum of \$27,750.00 recorded in Mortgage Book 1414 at Page 122 which has an approximate balance due in the sum of \$. The grantee herein specifically does not agree and assume to pay said mortgage but takes this deed subject to said mortgage.

(continued on rear)

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 31st day of October 1980
Signed, sealed and delivered in the presence of:
D/B/A CAPITAL IMPROVEMENT

Joe G. Thomason (SEAL)
JOE G. THOMASON
Bob R. Janes (SEAL)
BOB R. JANES
John T. Douglas, Jr. (SEAL)
JOHN T. DOUGLAS, JR.

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
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 31st day of October 19 80
Blaine M. Wilson (SEAL)
Notary Public for South Carolina
My commission expires: 11/20/81
Blaine M. Wilson

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 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 31st day of October 19 80.
Blaine M. Wilson (SEAL)
Notary Public for South Carolina
My commission expires: 11/20/81
Barbara J. Janes
Raymond A. Thomason
Kathleen W. Douglas

RECORDED 11-1-80 19 at M. No.

(CONTINUED ON NEXT PAGE) P15.8

0577

4328 RV-2