

33 Sylvan Drive  
Greenville, S. C. 29605

BOOK 1136 PAGE 570

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

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

CO. S. C.  
OCT 31 4 36 PM '80  
DONNIE W. HICKS  
TANKERSLEY

KNOW ALL MEN BY THESE PRESENTS, that Joe G. Thomason, Bob R. Janes, and John T. Douglas, Jr., d/b/a 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 John T. Douglas, Jr., his heirs and assigns forever:

ALL that piece, parcel or lot of land lying in the State of South Carolina County of Greenville shown as Lot 21 of Brookforest Subdivision as shown on plat entitled PROPERTY OF BOBBY C. MATHIS dated April 22, 1971 prepared by R. B. Bruce and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the western side of Moormont Avenue, joint corner of lots 21 and 22 and running thence down joint line of said lots, N. 84-28 E. 135.5 feet to an iron pin; running thence S. 5-32 E. 80 feet to an iron pin; running thence with joint line of lots 21 and 22, S. 84-28 W. 135.5 feet to an iron pin on the western side of Moormont Avenue; thence down western side of Moormont Avenue, N. 5-32 W. 80 feet to the point of beginning. — 15-159-378-3-87

The above property is the same property conveyed to the grantors by deed of Gary G. Hartley recorded March 31, 1980 in Deed Book 1123 at Page 40 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 1981 and subsequent years.

This deed is subject to a mortgage covering the above described property given to Cameron-Brown Company in the original sum of \$18,050.00 recorded in Mortgage Book 1294 at Page 511 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 grantees(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 grantees(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 D/B/A CAPITAL IMPROVEMENT Signed, sealed and delivered in the presence of:

Joe G. Thomason (SEAL)  
Bob R. Janes (SEAL)  
John T. Douglas, Jr.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PROBATE JOHN T. DOUGLAS, JR.

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 1980

Donnie W. Hicks (SEAL)  
Notary Public for South Carolina  
My commission expires: \_\_\_\_\_

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 grantees(s) and the grantee's(s)' heirs or successors and assigns, all her interest and estate, and all her right and claims 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 1980

Donnie W. Hicks (SEAL)  
Notary Public for South Carolina  
My commission expires: 12-20-81

Barbara J. Janes  
Margaret A. Thomason  
Kathleen W. Douglas

RECORDED \_\_\_\_\_ of \_\_\_\_\_ 19 \_\_\_\_\_ at \_\_\_\_\_ M., No. \_\_\_\_\_

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