

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

FEB 11 1 55 PM '81
Mitchell & Aitkin, Attorneys
R.M.C. BANKERSLEY

Rt. 4, 101 Downing Pl.
Greer, S. C.
BOOK 1142 PAGE 556

KNOW ALL MEN BY THESE PRESENTS, that Leon T. Motts

in consideration of Twenty-One Thousand, Two Hundred, Thirty-six and 03/100-----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 Abbas Laxmidhar and Rubab H. Laxmidhar, 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 southeastern corner of the intersection of Downing Place with Paddock Lane in Greenville County, South Carolina being shown and designated as Lot No. 64 on a plat entitled WESTMINSTER VILLAGE, SECTION I made by Heaner Engineering Co., Inc. dated April 15, 1976, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5-P at page 40; reference to said plat is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to the grantor by deed of Westminster Company, Inc. recorded June 28, 1977, in Deed Book 1059 at page 442 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.

11(195)540.3-1-88

The grantees agree and assume to pay Greenville County property taxes for the tax year 1981 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 NCNB Mortgage South, Inc. recorded in Mortgage Book 1402 at page 428 which has a present balance due in the sum of \$36,263.97.

SOUTH CAROLINA COUNTY DOCUMENTS
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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, and the grantee's heirs or successors and assigns forever. And, the grantor doth hereby bind the grantor and the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees and the grantee's heirs or successors and assigns against the grantor and the grantor's heirs or successors and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's hand and seal this 3rd day of February 19 81

Jack H. Mitchell
Carolyn D. Foster

Leon T. Motts
Leon T. Motts (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 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 3rd day of February 19 81

Carolyn D. Foster
Notary Public for South Carolina
My commission expires: 1/31/1983

Jack H. Mitchell

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 (twice) 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 whatsoever, renounce, release and forever relinquish unto the grantor(s) and the grantor'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 3rd day of February 19 81

Carolyn D. Foster
Notary Public for South Carolina
My commission expires: 1/31/1983

Jack H. Mitchell

RECORDED FEB 11 1981 1:56 P. M. No.

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