

TITLE TO REAL ESTATE - INDIVIDUAL FORM John M. Dillard, P.A., Greenville, S.C. 1140-291  
 STATE OF SOUTH CAROLINA P. O. Box 6637  
 COUNTY OF GREENVILLE Greenville, S. C. 29600  
 APR 15 1981 PH '81

KNOW ALL MEN BY THESE PRESENTS, that **LEWIS O. McNEIL and MARCEL W. McNEIL**

in consideration of **Seven Thousand and no/100ths (\$7,000.00)** 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 **JOSEPH M. DUNCAN and DORIS T. DUNCAN, their heirs and assigns:**

ALL that piece, parcel or lot of land, with all buildings and improvements, situate, lying and being on the eastern side of Brantford Lane, in Greenville County, South Carolina, being shown and designated as Lot No. 54 on a plat of SOUTH FOREST ESTATES, made by Pickell & Pickell, dated August 29, 1955, recorded in the RMC Office for Greenville County, S. C., in Plat Book GC, page 181, reference to which is hereby craved for the metes and bounds thereof. Said lot being 95 feet and 125 feet deep.

The above property is the same conveyed to the Grantors by deed of Ronald M. and Carolyn D. Orr recorded in Deed Book 1066, page 399 on October 7, 1977, 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.

As a part of the consideration for this deed the Grantees agree and assume to pay in full the indebtedness due on a note and mortgage given to Collateral Investment Company, recorded in Mortgage Book 1412, page 285 on October 7, 1977, in the original sum of \$28,300.00, which has a present balance due in the sum of \$27,707.09. **15 (159) 377-3-13**

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

The Grantees agree to pay Greenville County property taxes for the tax year 1981 and subsequent years.



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 **15th** day of **April** 19 **81**  
 Signed, sealed and delivered in the presence of:  
*Florence H. Bruce* (SEAL) *Lewis O. McNeil* (SEAL)  
*Eddie R. Harbin* (SEAL) *Marcel W. McNeil* (SEAL)

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 **15th** day of **April** 19 **81**  
*Eddie R. Harbin* (SEAL) *Florence H. Bruce*  
 Notary Public for South Carolina  
 My commission expires: **7/17/87**

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 **15th** day of **April** 19 **81**  
*Eddie R. Harbin* (SEAL) *Marcel W. McNeil*  
 Notary Public for South Carolina  
 My commission expires: **7/17/81**  
**29105**

RECORDED **APR 16 1981** of \_\_\_\_\_ 19 \_\_\_\_ at **1:29 P. M.** No. **29105**

0.395

4325 RV.2