

TITLE TO REAL ESTATE - INDIVIDUAL FORM - JOHN M. DILLARD, P.A., GREENVILLE, S.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
MAY 5 11 PM '81
AMERSLEY

RECORDED
MAY 11 1981

KNOW ALL MEN BY THESE PRESENTS, that DeLONN B. FORBES and JEAN M. FORBES

in consideration of Ten Thousand One Hundred Eight and 45/100ths ---- (\$10,108.45)---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 W. A. COOLEY, his heirs and assigns:

ALL that piece, parcel or lot of land, situate, lying and being in the County of Greenville, in the City of Simpsonville, State of South Carolina, and being known as Lot No. 58, Wemberly Drive, on a plat of SECTION 2, WEMBERLY WAY SUBDIVISION, made by Campbell & Clarkson, Surveyors, recorded in the RMC Office for Greenville County, S. C., in Plat Book 7-C, page 39, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Wemberly Drive at the joint front corner of Lots Nos. 57 and 58 and running thence with the line of said lots, N. 68-15 W., 162.6 feet to a point; thence turning and running N. 21-27 E., 125 feet to a point at the joint rear corner of Lots Nos. 58 and 59; thence turning and running S. 66-29 E., 162.7 feet to a point on the western side of Wemberly Drive; thence S. 21-28 W., 120 feet to an iron pin, the point of beginning. 18 (899) 318.3 -1-20

The above property is the same conveyed to the Grantors by deed of Robert E. Nichols, Jr. and Cathleen Ann Nichols recorded November 16, 1979 in Deed Book 1115, page 749 in the RMC Office for Greenville County, S. C., 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 Grantee agrees and assumes to pay in full the indebtedness due on a note and mortgage given to Greer Federal Savings and Loan Association recorded in Mortgage Book 1488, page 498, in the original sum of \$55,000.00, on November 16, 1979, which has a present balance due in the sum of \$54,391.55.

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

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 4th day of May 19 81 Signed, sealed and delivered in the presence of:

Constance H. McLeod
John M. Dillard

DeLonn B. Forbes (SEAL)
Jean M. Forbes (SEAL)
DeLonn B. Forbes
Jean M. Forbes

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 4th day of May 19 81

Constance H. McLeod (SEAL)
Notary Public for South Carolina
My commission expires: 5/22/83

John M. Dillard
John M. Dillard

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 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 4th day of May 19 81

Constance H. McLeod (SEAL)
Notary Public for South Carolina
My commission expires: 5/22/83

Jean M. Forbes
Jean M. Forbes

RECORDED this _____ day of _____ 19 (CONTINUED ON NEXT PAGE) M., No. _____

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